



7 The Bungalows, Clevelands Road,  
Burnley, Lancashire BB11 2LB



## PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! We are delighted to offer to the market this two bedroom true bungalow which is located just off the ever popular Cleveland Road, and is sure to catch the eye of anyone looking to downsize. The accommodation has recently undergone an impressive scheme of refurbishment and comprises of: one welcoming reception room, an eye catching modern kitchen, two well proportioned bedrooms and a modern three piece bathroom suite. The property is warmed by gas central heating - which is ran from a 'Worcester' combination boiler and is Upvc glazed throughout. There is a tiered garden to the rear and a communal car park available to residents - with the property having its own allocated space. EPC - C. Council Tax - Band A. Early viewing is a must!

## FEATURES

- Offered for sale with no onward chain - vacant possession
- True bungalow
- Popular, elevated position just off Cleveland Road
- Ideal for anyone looking to downsize
- One welcoming reception room
- Fitted Kitchen
- Two bedrooms
- Modern three piece shower room
- Warmed by gas central heating ran from a modern 'Worcester' combination boiler
- Council Tax - Band A
- EPC - C
- Rear garden that has been paved partially
- Early viewing is a must!





## **ROOM DESCRIPTIONS**

### **Ground Floor**

**Entrance Vestibule**

**Sitting Room**

**Kitchen**

**Bedroom One**

**Bedroom Two**

**Modern Shower Room**

### **Outside**

**Garden**

### **Further Information**

#### **Further Information**

The property is on a freehold title.

Council Tax - Band A

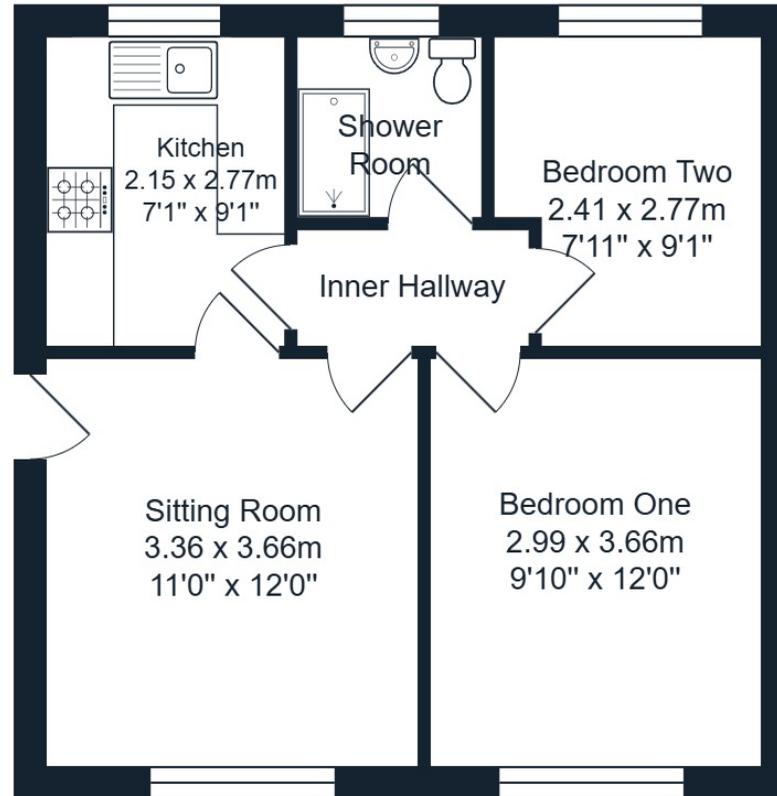
EPC - C

Mobile and broadband services are offered by a number of companies, and ultrafast is available.

The property is located in an area where the long term, and current flood risk is assessed as very low.

# FLOORPLAN

**JON SIMON**  
ESTATE AGENTS



## The Bungalows, Clevelands Road Burnley

Total Area: 42.4 m<sup>2</sup> ... 456 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**JON SIMON**  
ESTATE AGENTS