



## 408 Burnley Road, Cliviger, Burnley, Lancashire. BB10 4SU

- Immaculately presented throughout
- Ideal for anyone looking for their first home
- Popular location in the heart of rural Cliviger
- Offered for sale with no onward chain - vacant possession
- One welcoming reception room
- Eye catching modern kitchen
- Two well proportioned bedrooms
- Modern four piece bathroom suite
- Warmed by gas central heating, and being Upvc double glazed throughout
- EPC - TBC
- Council Tax - Band A
- Early viewing is a considered a must!



## PROPERTY DESCRIPTION

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!! Immaculately presented throughout !! We are delighted to offer for sale this immaculately presented cottage located in the heart of rural Cliviger, that is sure to catch the eye of anyone looking for their first home. The accommodation comprises of: one welcoming reception room, an eye catching modern kitchen, two well proportioned bedrooms to the first floor and a modern four piece bathroom suite. The property is warmed by gas central heating - ran from a combination boiler, and is Upvc double glazed throughout. There is a low maintenance yard, immediately adjoining the rear of the property. Council Tax - Band A. EPC - TBC. Early viewing is considered a must!



## ROOM DESCRIPTIONS

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### Ground Floor

Sitting Room

Kitchen

### First Floor

Bedroom One

Bedroom Two

Bathroom

### Outside

Outside

### Further Information

#### Further Information

The property is on a leasehold title, with the residue of a 999 year lease remaining.

The annual ground rent is £1.05.

The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

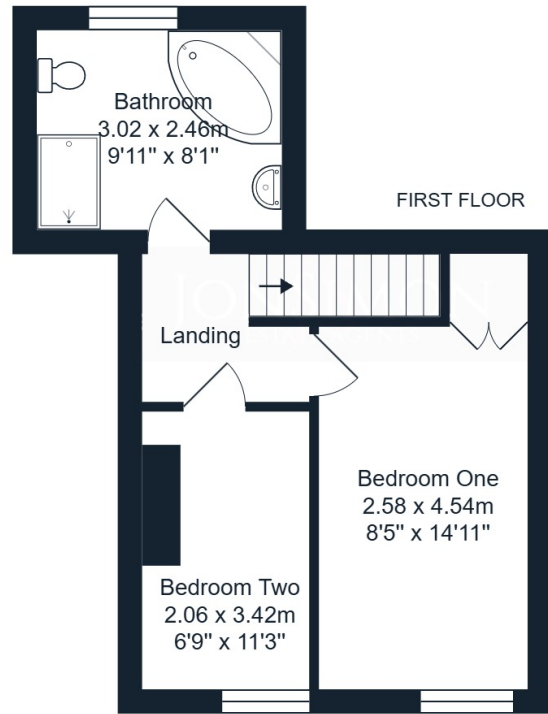
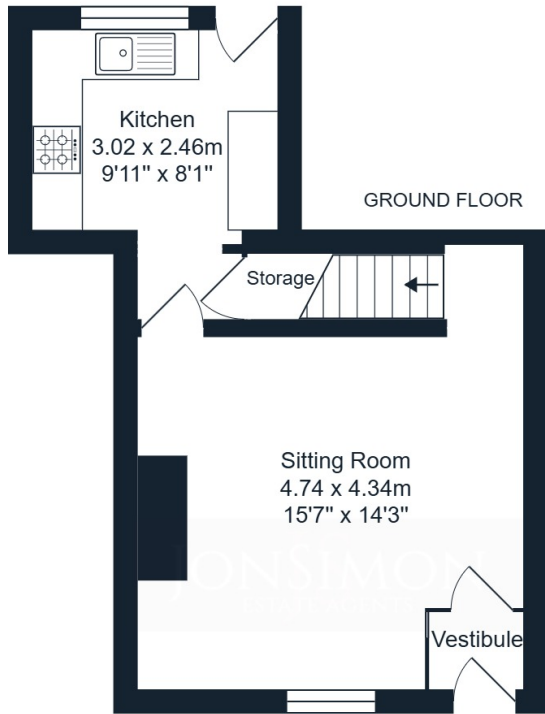
Mobile and broadband services are offered by a number of companies, and ultrafast is available.

EPC - TBC

Council Tax - Band A



# FLOORPLAN & EPC



## 408 Burnley Road, Cliviger, BB10 4SU

Total Area: 66.8 m<sup>2</sup> ... 719 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>100</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	