



356 Burnley Road, Cliviger Burnley,
BB10 4SU



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This beautifully presented cottage is found in the heart of the idyllic village of Cliviger, and boasts impressive views to the front onto Cliviger gorge, and has open farmland to the rear. The home offers spacious living accommodation comprising of: two generous reception rooms - one of which having an eye catching fireplace, a fully fitted kitchen with 'Rangemaster' cooker, three bedrooms to the first floor and a quality four piece bathroom suite. Warmed by gas central heating - ran from a modern combination boiler, and is Upvc double glazed throughout. The owner had the roof replaced in the last 5 years. The perfect first home. EPC - D. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain
- The perfect first home
- Beautifully presented accommodation on offer
- Bay fronted mid terrace home
- Two generous reception rooms
- Fully fitted kitchen with 'Rangemaster' cooker
- Three bedrooms
- Quality four piece bathroom suite
- Popular, sought after terraced row
- Idyllic village location
- Open aspect to the front and rear
- EPC - D
- Council Tax - Band A
- Early viewing a must to appreciate the location on offer!





ROOM DESCRIPTIONS

Ground Floor

Entrance

Sitting Room

15' 6" x 14' 10" (4.73m x 4.52m) into the bay.

Dining Room

15' 8" x 13' 6" (4.78m x 4.12m) Maximum measurement.

Kitchen

8' 9" x 7' 3" (2.67m x 2.21m)

Rear Porch

Rear Porch with glass doors which overlook a grassed area and open fields and lead to the outside.

First Floor

Bedroom One (Rear)

13' 10" x 11' 2" (4.22m x 3.40m)

Bedroom Two (Front)

12' 6" x 10' (3.81m x 3.05m) Maximum measurement.

Bedroom Three (Front)

9' x 5' (2.75m x 1.52m)

Family 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.

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

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.

EPC - D

Council Tax - Band A

