

Because life is

Petty RealTM

353 Burnley Road
Cliviger
Burnley
BB10 4SU



For Sale

- Mid-Terrace
- Three-Bedrooms
- Two Reception Rooms
- Wood Burning Stove
- Stunning Views

Offers Over £190,000

- Highly Sought After Location
- Close To Good Schools
- Gas Central Heating & UPVC Double Glazing
- Tax Band - A
- EPC - D



An attractive, traditional stone-built, mid-terrace property located in the idyllic village of Cliviger, abutting picturesque countryside but within driving distance to Burnley Town Centre and all the local amenities on offer. With a 'Good' rated school by Ofsted within walking distance, this property presents an ideal purchase for young and growing families.

As you enter the property through an original wooden front door, you are greeted with an entrance hallway with staircase providing access to the first floor. Situated to the front of the property is a generous lounge boasting a large window letting in an abundance of natural light, fitted storage within the alcoves and an attractive fireplace and hearth providing a focal point within the room.

To the rear of the property is a second, larger reception room currently being used as a dining room, benefitting from a wood burning stove. An under-stair storage cupboard with a staircase provides access to the cellar, with plumbing for a washing machine and tumble dryer.

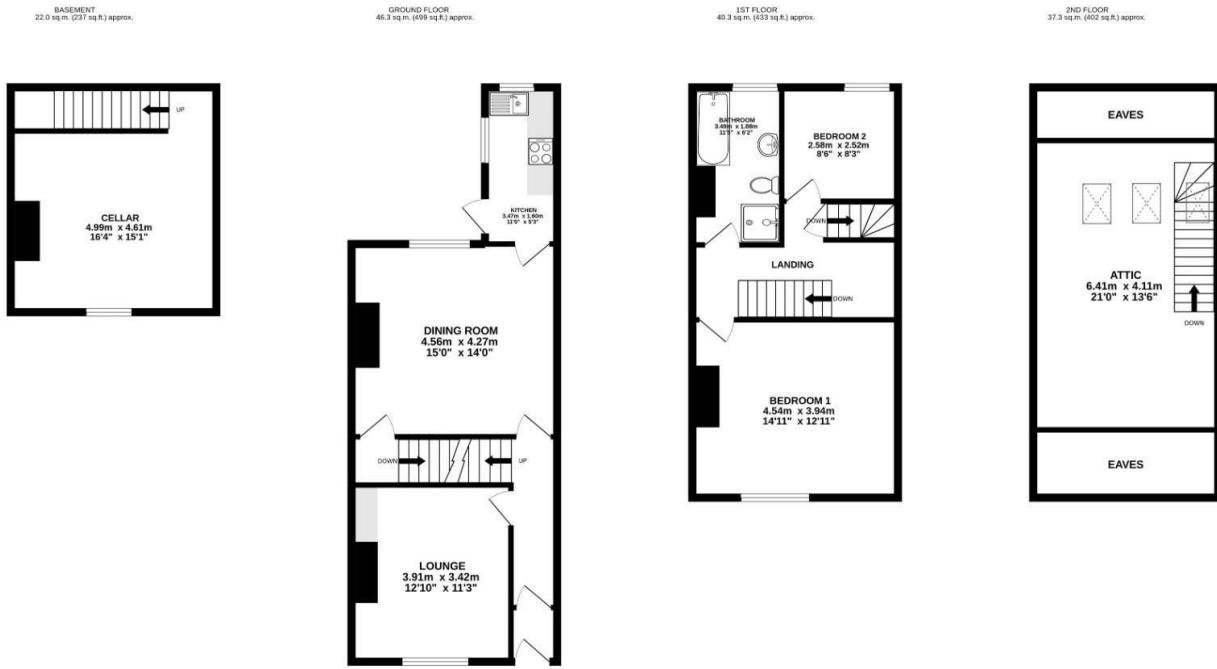
The kitchen houses matching wall, base and drawer units with co-ordinating work surfaces and splashback, ceramic sink, integrated oven and hob with overhead extractor fan.

To the first floor is a spacious landing leading to a large double bedroom, a single bedroom and a bathroom housing a four-piece suite in white comprising a low-level WC, pedestal wash basin, panelled bath with shower tap and a separate shower cubicle.

To the second floor is a large attic room benefitting from storage space within the eaves and would make an ideal third bedroom.

The property benefits from the modern-day comforts of gas central heating and UPVC double glazing.

Externally there is a garden forecourt to the front of the property and an enclosed yard to the rear. There is a separate garden across from the rear yard which is rented along with a parking space at the end of the row.



TOTAL FLOOR AREA: 145.9 sq.m. (1570 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the information contained within these measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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