



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Burnley Road, Cliviger, BB10 4SN

Offers Over £300,000

AN IDYLIC FAMILY HOME WITH BREATHTAKING VIEWS

This generously sized, three bedroom detached property is being proudly welcomed to the market in the highly sought after village of Cliviger. This well maintained and impressively sized property with neutral decoration and stunning panoramic countryside views is the perfect home for a growing family looking for their forever home. This property is not one to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Rossendale and Todmorden and major motorway links.

The property comprises briefly, to the ground floor, a spacious open plan reception room leads on to stairs to the first floor and kitchen. The kitchen leads to the utility room and dining room. The dining room leads to a downstairs WC and study. The first floor houses a landing which leads to three bedrooms, and a main bathroom and stairs to the loft conversion. The master bedroom leads to an en suite. The second floor houses a spacious loft conversion with a stunning picture window overlooking the impressive views. Externally, to the front there is off road parking. The rear is fully decked with access to the balcony.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Burnley Road, Cliviger, BB10 4SN

Offers Over £300,000



- Idyllic Detached Property
- Abundance of Indoor Space
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Added Attic Room
- Tenure Freehold
- Three Piece Bathroom
- Breathtaking Views to Rear
- Council Tax Band D

Ground Floor

Entrance Porch

6'2 x 1'7 (1.88m x 0.48m)

UPVC front door, UPVC double glazed frosted window, tile flooring and open to open plan reception room.

Open Plan Reception Room

31'8 x 27'1 (9.65m x 8.26m)

Two UPVC double glazed box windows, three central heating radiators, smoke detector, cast iron multifuel burner with tile hearth, meter cupboard, television point, wood flooring, door to kitchen, stairs to first floor and UPVC double glazed patio doors to rear.

Kitchen

18'10 x 12'10 (5.74m x 3.91m)

UPVC double glazed window, central heating radiator, range of white wall and base units, granite effect surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric Indesit double oven with four ring gas hob and extractor hood, integrated fridge freezer, spotlights, wood effect laminate flooring, open to dining room and door to utility.

Utility

10'8 x 6'7 (3.25m x 2.01m)

Central heating radiator, wood effect wall units, Baxi boiler, plumbing for washing machine, dryer and wood effect laminate flooring.

Dining Room

15'6 x 9'3 (4.72m x 2.82m)

UPVC double glazed window, central heating radiator, spotlights, wood effect laminate flooring, doors to study, WC and UPVC double glazed sliding doors to rear.

WC

5'9 x 2'8 (1.75m x 0.81m)

Dual flush WC, wall mounted wash basin with mixer tap, wood panel elevation and wood flooring.

Study

11'6 x 5'5 (3.51m x 1.65m)

UPVC double glazed window, central heating radiator and spotlights.

First Floor

Landing

15'11 x 10'1 (4.85m x 3.07m)

UPVC double glazed window, spotlights, dado rail, smoke detector, doors to three bedrooms, bathroom and door to stairs to attic.

Bedroom One

18 x 11'4 (5.49m x 3.45m)

Two UPVC double glazed windows, central heating radiator and door to en suite.

En Suite

6'7 x 2'3 (2.01m x 0.69m)

UPVC double glazed frosted window, low base WC, pedestal wash basin with mixer tap, spotlights and lino flooring.

Bedroom Two

25'5 x 11'11 (7.75m x 3.63m)

Two UPVC double glazed windows, central heating radiator and spotlights.

Bedroom Three

9'3 x 8'9 (2.82m x 2.67m)

UPVC double glazed window, central heating radiator, smoke detector, dado rail and fitted wardrobes.

Bathroom

8'9 x 6'8 (2.67m x 2.03m)

UPVC double glazed frosted window, central heating towel rail, electric feed shower enclosed, dual flush WC, tile panel bath with mixer tap, vanity top wash basin with mixer tap, tiled elevation, spotlights and lino flooring.

Second Floor

Attic

25'1 x 14'3 (7.65m x 4.34m)

Two UPVC double glazed windows, velux window and eave storage.

Exterior

Rear

Decked garden with access to balcony.

Front

Off road parking.

