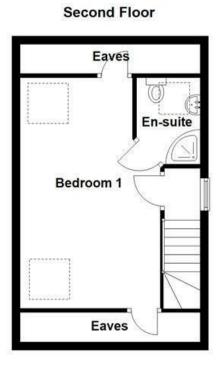


# Open Plan Kitchen/Living Store Area

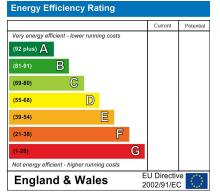


First Floor



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 Plan In.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.









# Burnley Road, Cliviger, BB10 4SN £270,000

IMMACULATE THREE BEDROOM END TOWNHOUSE FAMILY HOME

Nestled in the heart of the popular area of Cliviger, this charming house offers a blend of modern comfort and picturesque surroundings. Boasting three bedrooms spread over three floors, this beautifully presented home is sure to captivate your heart.

Step inside to discover a welcoming hallway that leads to a convenient downstairs WC, stairs to the first floor and a stunning modern fitted dining kitchen, boasting state of the art fitted appliances, perfect for hosting family gatherings or enjoying a quiet meal overlooking the garden. The low maintenance rear garden provides a serene escape from the hustle and bustle of everyday life, ideal for relaxing in the fresh air or entertaining guests on a sunny day. The first floor landing has doors to two reception rooms, one which is currently being used a second reception room and family bathroom. The second floor leads to a spacious main bedroom benefitting from an en suite shower room. Externally, the property also has off road parking for multiple vehicles to the side.

Whether you're looking for a peaceful retreat or a place to call home, this property on Burnley Road offers the best of both worlds. Don't miss the opportunity to make this delightful house your own and experience the beauty of countryside living in style!

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## **Burnley Road, Cliviger, BB10 4SN** £270,000











- Exquisite Townhouse Property
- Modern Fitted Dining Kitchen
- EPC Rating TBC
- Allocated Off Road Parking
- Three Bedrooms
  - Open Plan Living
  - Tenure Freehold

- Two Bathrooms
- Low Maintenance Rear Garden
- Council Tax Band C

### **Ground Floor**

### **Entrance Hall**

11'5 x 2'1 (3.48m x 0.64m)

UPVC front door, central heating radiator, wood effect laminate flooring, doors leading to WC, open plan kitchen/living area and

### WC

6'4 x 3'4 (1.93m x 1.02m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, part tiled elevations

### **Open Plan Kitchen/Living Area**

30'7 x 14'7 (9.32m x 4.45m)

UPVC triple glazed window, UPVC double glazed window, two central heating radiators, range of wall and base units with laminate worktops, composite sink and drainer with spring mixer tap, integrated high rise double oven, four ring induction hob and extractor hood, glass splashback, integrated fridge freezer, dishwasher and washing machine, central island, spotlights, television point, wood effect laminate flooring, door to understairs storage and UPVC double glazed French doors to rear.

### **First Floor**

### Landing

UPVC double glazed window, central heating radiator, doors leading to two bedrooms, bathroom and stairs to second floor.

### **Bedroom Two**

14'11 x 14'7 (4.55m x 4.45m)

UPVC double glazed window, upright central heating radiator, television point and UPVC double glazed French doors to Juliet

### **Bedroom Three**

14'7 x 9'8 (4.45m x 2.95m)

Two UPVC double glazed windows and central heating radiator.

### **Bathroom**

8'1 x 5'5 (2.46m x 1.65m)

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P-shaped panel bath with mixer tap and direct feed shower, part tiled elevations and laminate flooring.

### **Second Floor**

### Landing

UPVC double glazed window, loft access and door to bedroom one.

### **Bedroom One**

24'0 x 11'3 (7.32m x 3.43m)

Two Velux windows, two central heating radiators, access to eaves storage and door to en suite.

### **En Suite**

7'1 x 5'1 (2.16m x 1.55m)

Velux window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed corner shower enclosed, part tiled elevations and laminate flooring.

### **Exterior**

### Rear

Enclosed tiered garden with flagged patio and decking.

### Front

Allocated parking to side of property.















