



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                                 |  |                         | 88        |
| (81-91) B                                   |  | 79                      |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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## 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 as a second reception room and family bathroom. The second floor leads to a spacious main bedroom benefiting 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
- Allocated Off Road Parking
- EPC Rating C
- 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 stairs to first floor.

### 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 and laminate flooring.

### 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 balcony.

### 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.

