



Mereclough, Cliviger, BB10 4RL

Offers In The Region Of £229,950

EXQUISITE MID TERRACE COTTAGE

Nestled in the beautiful area of Mereclough in Cliviger on the outskirts of Burnley, this beautiful and charming two-bedroom mid-terrace cottage is being welcomed to the property market. Flowing internally with character and traditional cottage features, the property oozes charm with exposed stonework and beams blended with neutral and contemporary décor. Ideally suited for a professional couple or a small family looking for a rural retreat with convenient access to Burnley centre. Reduced due to relocation

The property comprises briefly, to the ground floor; entrance through the porch to a generously sized reception room with open doorway leading to the second reception room and a door providing access to the stairs leading to the first floor. The second reception room features the original cast iron stove and has an open doorway leading to the fitted kitchen with door to the rear garden. To the first floor is a landing with doors leading to two bedrooms and a three-piece family bathroom suite. The main bedroom has a door leading to stairs to the second floor. To the second floor is an attic room with under eaves storage. Externally the property boasts a pleasant gated cottage rear garden with paving and artificial lawn leading to an Indian Stone paved patio with views over fields to the rear. There is also a gated cottage garden to the front of the property.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		62	
(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	

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.

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 2  1  2  D

- Exquisite Terraced Cottage
- Bursting with Character
- Original Features
- EPC Rating D
- Two Bedrooms
- Presented to High Standard
- Tenure Freehold
- Four Piece Bathroom Suite
- Extensive Rear Garden with Countryside Views
- Council Tax Band B

Ground Floor

Entrance Porch

3'8 x 2'11 (1.12m x 0.89m)

UPVC double glazed frosted door, UPVC double glazed window, flagged flooring and door to reception room one.

Reception Room One

15'0 x 14'10 (4.57m x 4.52m)

UPVC double glazed window, central heating radiator, cornice coving, three feature wall lights, open gas flame stove with stone hearth and wooden mantle, television point, stairs to the first floor and open doorway to reception room two.

Reception Room Two

15'0 x 9'1 (4.57m x 2.77m)

Hardwood double glazed window, central heating radiator, cornice coving, exposed beams, spotlights, original cast iron feature cast iron cooking stove, open access to kitchen and door to under stairs storage.

Kitchen

9'7 x 6'11 (2.92m x 2.11m)

UPVC double glazed window, central heating radiator, mix of wood panel wall and base units with granite effect worktops, mosaic splashbacks, Zanussi electric oven with four ring gas hob and extractor fan, composite sink, drainer and mixer tap, integrated fridge and freezer, dishwasher, wine fridge, wood effect flooring and door to the utility room.

Utility Room

9'8 x 5'10 (2.95m x 1.78m)

UPVC double glazed frosted window, UPVC double glazed window, central heating radiator, sloped polycarbonate roof, base unit with laminate worktop, stainless steel sink and drainer with mixer tap, plumbing for washing machine, tiled flooring and UPVC double glazed door to the rear.

First Floor

Landing

6'3 x 5'8 (1.91m x 1.73m)

Smoke detector, doors to two bedrooms and bathroom.

Bedroom One

15'0 x 14'0 (4.57m x 4.27m)

Two UPVC double glazed windows, central heating radiator, exposed beams, television point and door to stairs to the second floor.

Bedroom Two

10'5 x 8'11 (3.18m x 2.72m)

UPVC double glazed window, central heating radiator, fitted storage and television point.

Bathroom

7'1 x 6'2 (2.16m x 1.88m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, P-shaped panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, exposed brick wall and wood effect laminate flooring.

Second Floor

Attic Room

13'6 x 11'7 (4.11m x 3.53m)

Velux window, storage to the eaves and television point.

External

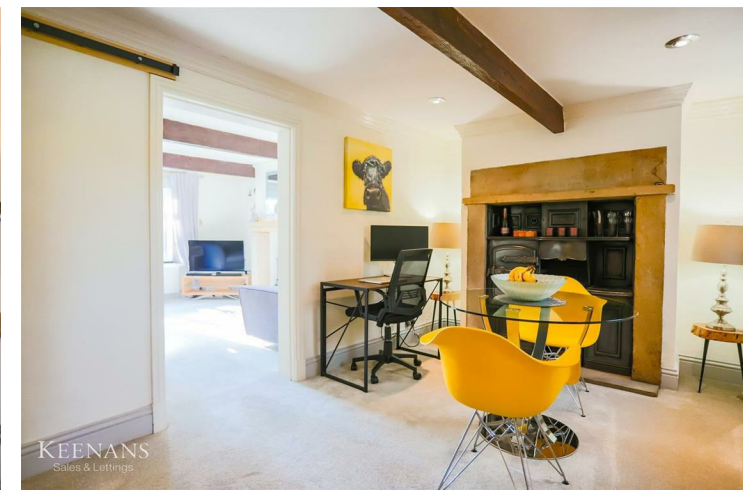
Roadside parking is available on Red Lees Road and on Long Causeway.

Rear

Enclosed gated cottage garden with artificial lawn, Indian stone paved patio, planted shrubs, mature trees with views of open countryside.

Front

Enclosed gated garden space.



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