



# Falcon & Foxglove

**276 Burnley Road, Cliviger BB10 4SP**



An extremely well presented three bedroom mid-terrace property overlooking open countryside to the front and rear. Also comprising of a spacious lounge, living room, fitted kitchen, attic room and family bathroom. The property also benefits from double glazing, gas central heating, garden forecourt & rear yard.

Situated on the Lancashire/Yorkshire border the property has easy access to both and great road and train links to the surrounding areas. The property is located close to a primary school and to well-regarded eateries.

- **Three Bedrooms**
- **Two Reception Rooms**
- **Extended Kitchen**
- **Family Bathroom**
- **Attic Room**
- **Council Tax Band A**
- **EPC Rating D**
- **Leasehold 880+ Years**
- **Garden Forecourt & Rear Yard**
- **Extensive Views**

**£189,950 No Chain**



**Falcon & Foxglove Estate Agents Limited,  
9 Manchester Road, Burnley BB11 1HQ**

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Web: [www.falconandfoxglove.co.uk](http://www.falconandfoxglove.co.uk)



### Entrance Vestibule

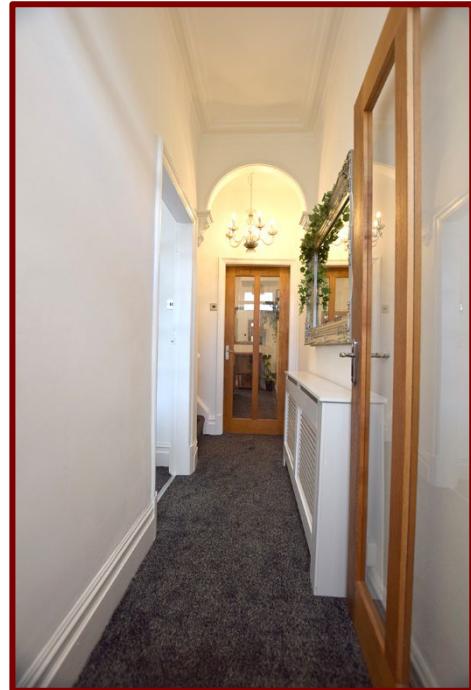
Carpeted flooring

### Entrance Hall

Carpeted flooring

Central heating radiator

Coving to ceiling



### Lounge

3.37m x 3.33m (11ft 0" x 10ft 10")

Double glazed window to the front of the property

Feature fireplace with marble and electric fire

Wall lights

Central heating radiator

Coving to ceiling



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## Living Room

4.49m x 4.07m (14ft 8" x 13ft 4")

Double glazed window to the rear of the property

Feature fireplace with marble and electric fire

Under stairs storage cupboard

Central heating radiator

Coving to ceiling



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## Kitchen

3.72m x 2.21m (12ft 2" x 7ft 3")

Double glazed windows to the side and rear of the property

Fitted wall and base units

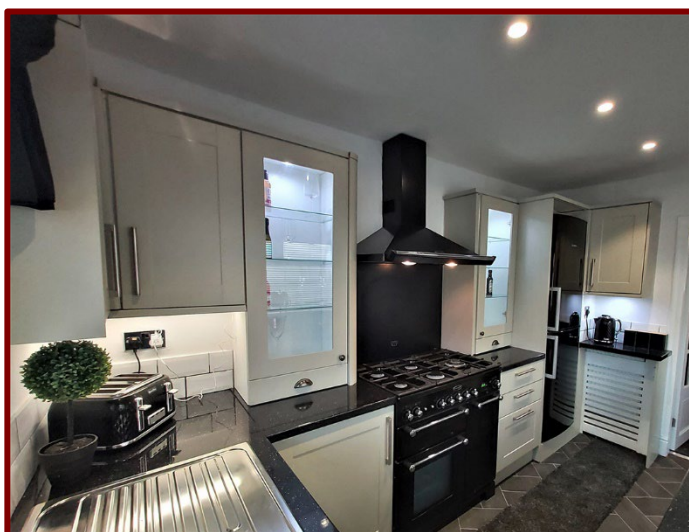
Laminate work surfaces

"Rangemaster" Dual Fuel cooker

1 ½ full bowl stainless steel sink unit

Plumbing for automatic washing machine

Central heating radiator



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**Landing**

2.23m x 1.65m (7ft 3" x 5ft 4")

**Bedroom One**

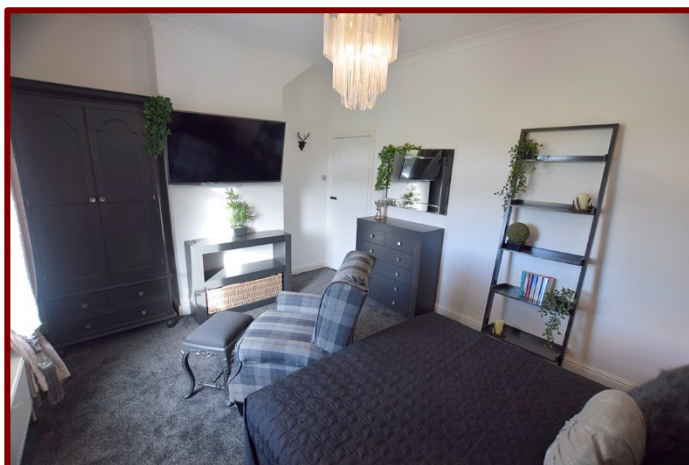
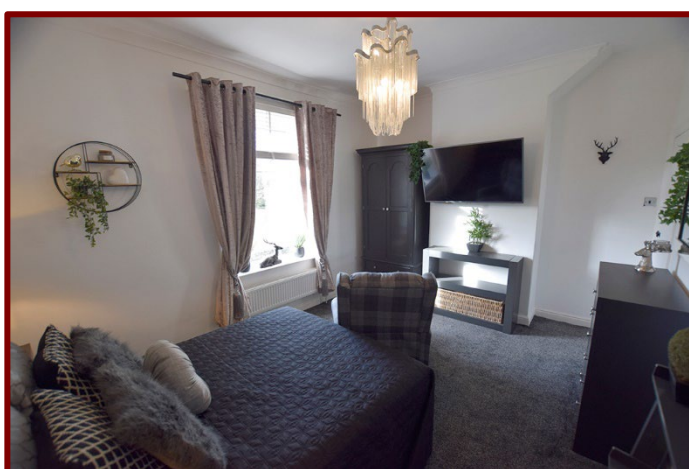
4.51m x 3.30m (14ft 9" x 10ft 9")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator

Coving to ceiling



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**Bedroom Two**  
**2.61m x 2.12m (8ft 0" x 7ft 1")**

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator

Coving to ceiling



**Bedroom Three**  
**2.61m x 2.16m (8ft 6" x 7ft 1")**

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator

Coving to ceiling



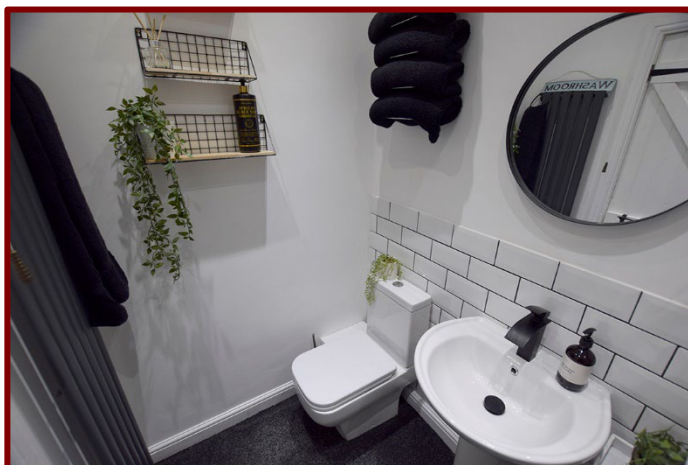
**Bathroom**  
**2.29m x 1.37m (7ft 6" x 4ft 5")**

Panelled bath with electric shower over

Pedestal hand wash basin and low level w.c.

Tiling in splash back areas

Feature central heating radiator



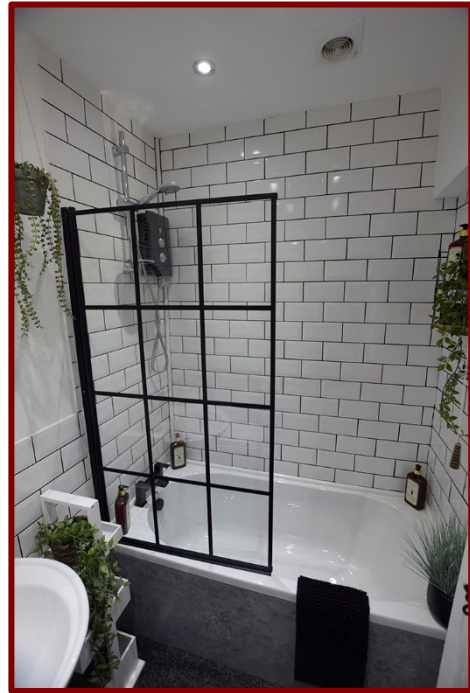
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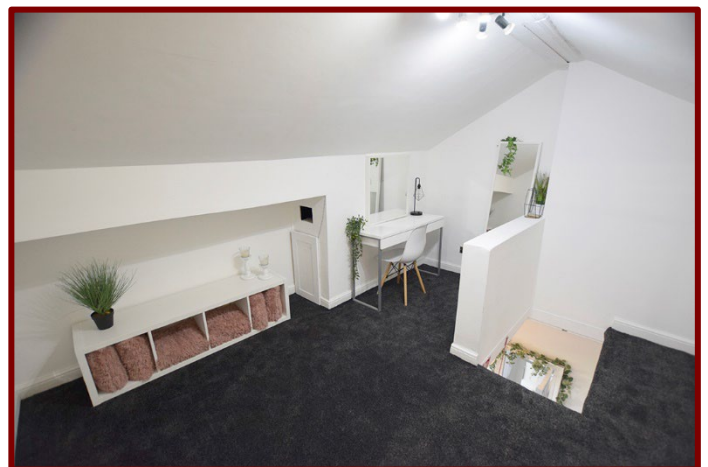


**Attic Room**  
**3.90m x 3.30m (12ft 9" x 10ft 10")**

Carpeted flooring

Electric fire

Under eaves storage



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## Rear Yard



## Views



## Garage

Currently Rented

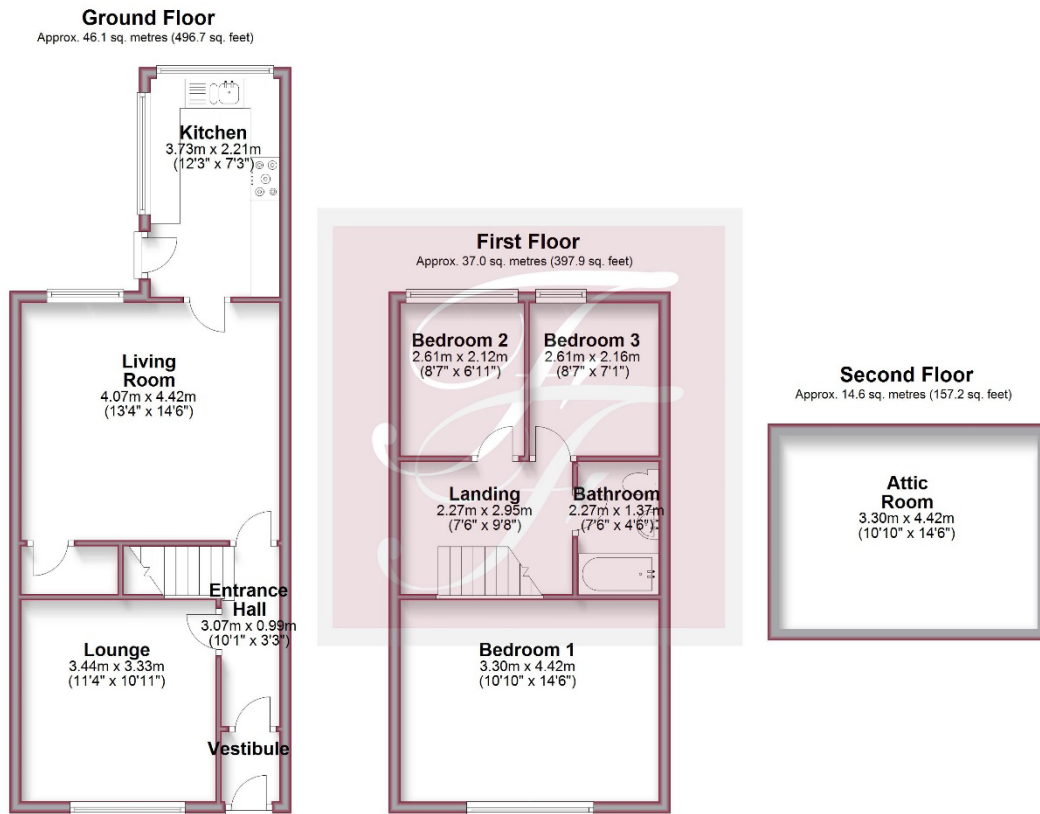


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Total area: approx. 97.7 sq. metres (1051.8 sq. feet)

Please note: Plans are to show room locations only and are not to scale

#### NOTES:

**VIEWING:** Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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