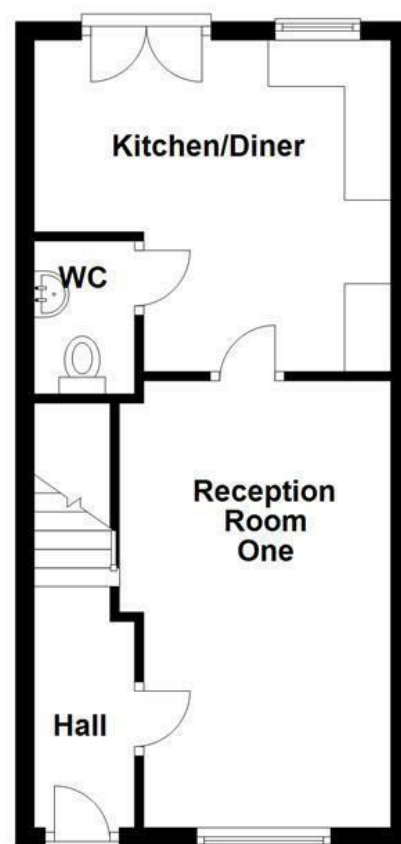
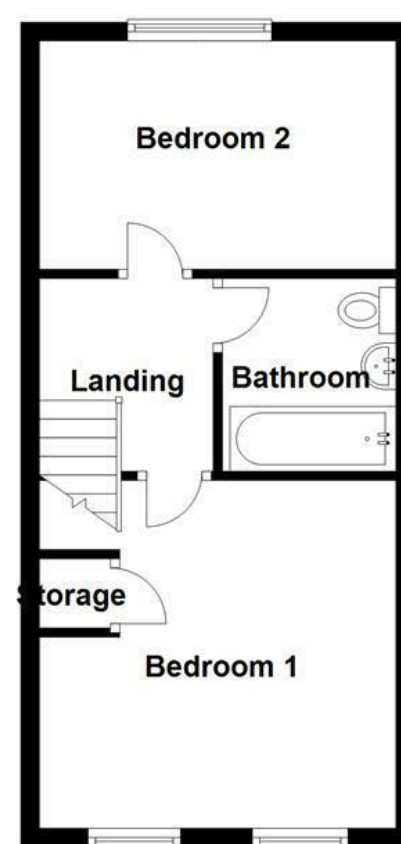




Ground Floor



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 PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(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.



**Clifton Square, Burnley, BB12 0QB**  
**£895 Per Month**

2 1 1 C





# Clifton Square, Burnley, BB12 0QB

## £895 Per Month



### Ground Floor

#### Entrance

Composite double glazed front door to hall.

#### Hall

7'4 x 3'7 (2.24m x 1.09m)

Central heating radiator, smoke alarm, oak door to reception room one and stairs to first floor.

#### Reception Room One

15'10 x 9'8 (4.83m x 2.95m)

UPVC double glazed window, central heating radiator, gas fire with granite effect hearth and surround, coving, smoke alarm, television point, wood effect floor and oak door to kitchen diner.

#### Kitchen/Diner

12'10 x 11'9 (3.91m x 3.58m)

UPVC double glazed window, central heating radiator, range of cream wall and base units, wood effect surface, composite sink and drainer with high spout mixer tap, integrated electric Lamona oven with four ring Lamona induction hob, extraction hob, space for fridge freezer, plumbed for washing machine, integrated boiler, spotlights, smoke alarm, slate tiled floor, oak door to WC and UPVC double glazed patio doors to rear.

#### WC

5'5 x 3'4 (1.65m x 1.02m)

Central heating radiator, two piece suite, dual flush WC, pedestal wash basin with mixer tap, extraction fan and slate tiled floor.

### First Floor

#### Landing

6'10 x 6'6 (2.08m x 1.98m)

Central heating radiator, loft access, smoke alarm, oak doors to two bedrooms and bathroom.

#### Bedroom One

12'11 x 12'4 (3.94m x 3.76m)

Two UPVC double glazed windows, central heating radiator and over stairs storage.

#### Bedroom Two

12'11 x 8'1 (3.94m x 2.46m)

UPVC double glazed window and central heating radiator.

#### Bathroom

6'10 x 6'1 (2.08m x 1.85m)

Central heating radiator, three piece suite, panelled bath with direct feed shower, pedestal wash basin with mixer tap, dual flush WC, part tiled elevation, extractor fan, spotlights and wood effect lino floor.

#### External

##### Front

Patio courtyard and allocated off road parking.

##### Rear

Laid to lawn garden with patio, wood chip areas and not overlooked.

