

DESCRIPTION

**** FOUR BEDROOMS - 2 BATHROOM - LINK DETACHED - CLIVIGER ****

Fardella and Bell are delighted to present this charming detached link detached home, nestled in the popular area of Cliviger, offers a perfect blend of tranquillity and convenience. The property boasts four spacious bedrooms, two of which are conveniently located on the first floor. The master bedroom is a standout feature, offering unspoilt, breath-taking views of the surrounding countryside.

This home is well-equipped with both a bathroom and a shower room, catering to all your family's needs. The large living room, accentuated by two windows overlooking the front aspect, provides a bright and airy space for relaxation and family time.

Outside, the property doesn't disappoint either. It features both front and rear gardens, offering ample space for outdoor activities or gardening enthusiasts.

Despite its serene location, the property is conveniently situated close to main transport links, making commuting a breeze. Additionally, it's in the vicinity of well-regarded schools, adding to its appeal as a family home.

This home presents a unique opportunity for those looking to put their own stamp on their next home. It's a canvas ready for you to bring your vision to life. Whether you're a growing family seeking space and comfort, or someone looking for a peaceful retreat without compromising on accessibility, this property could be your ideal home.

Please call us to arrange your viewing appointment on 01282 968668.





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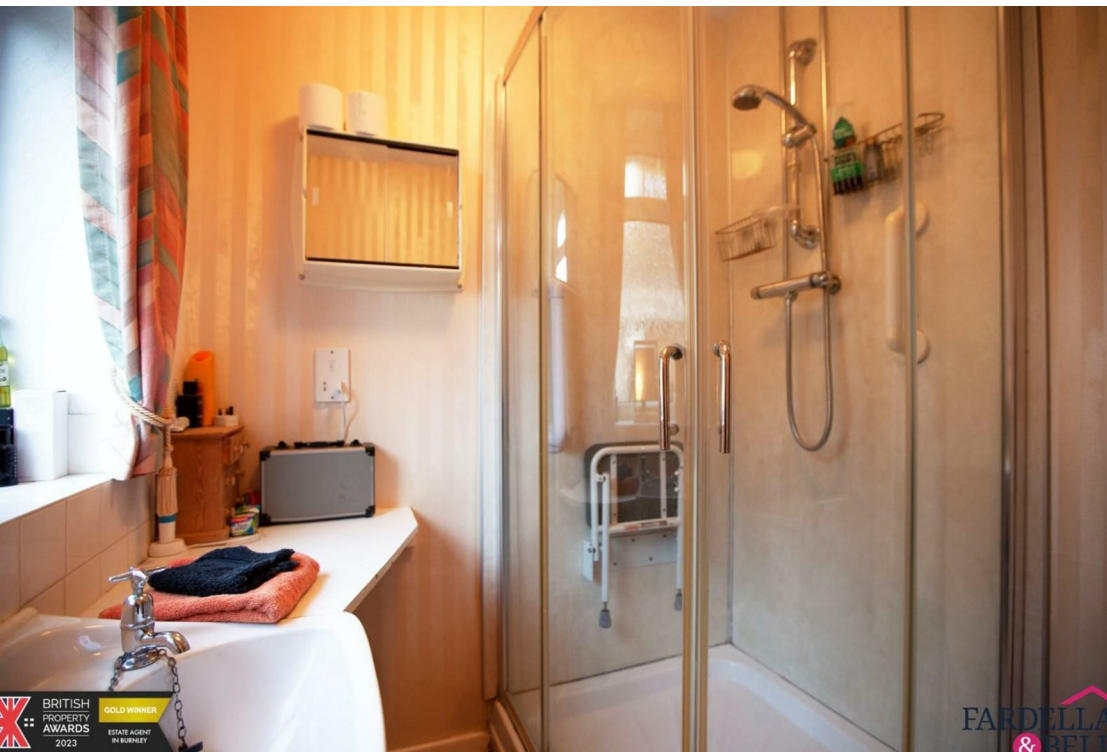
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Entrance hallway 13'6 x 12'4

Radiator, metal frame frosted front door, two ceiling light points and fitted carpet.

Living room 24'9 x 11'8

Two uPVC double glazed windows, two ceiling light points, fitted carpet, two radiators, ceiling coving, electric fire with tiled hearth and surround and wood panelled chimney breast.

Kitchen 12'4 x 11'3

Wall and base units, sink with chrome mixer tap, partially tiled walls, built in oven and grill, dishwasher, washer and dryer points, integrated fridge/ freezer, ceiling light point and door leading to the rear porch.

Rear porch 5'8 x 5'0

uPVC double glazed windows and doors and tiled flooring.

Bedroom four / office 9'9 x 9'7

Fitted carpet, uPVC double glazed window to the rear aspect, ceiling light point and radiator.

Bedroom three - ground floor 14'4 x 9'9

uPVC double glazed window overlooking rear garden, radiator, fitted carpet, fitted wardrobe storage and ceiling light point.

Shower room - ground floor 6'1 x 6'3

Shower cubicle with mains fed shower, partially tiled walls, wet wall panelling, ceiling light point, radiator, pedestal sink, frosted uPVC double glazed window and WC.

Landing 8'7 x 8'4

Fitted carpet, ceiling light point, radiator and storage cupboard.

Bedroom one 13'2 x 12'2

uPVC double glazed window, fitted carpet, radiator, fitted wardrobe storage, ceiling light point and dressing table.

Bedroom two 12'8 x 11'2

Fitted carpet, uPVC double glazed window, ceiling light point and fitted storage.

Bathroom 8'7 x 5'2

Frosted uPVC double glazed window, radiator, towel rail, carpet, WC, tiled bath with chrome taps and hand held shower, pedestal sink with taps, partially tiled walls and ceiling light point.

Exterior

Front: This area features a neatly laid lawn, a garage, boundary walls, a stone-paved driveway, stone steps leading to the front door and fabulous views.

Rear: The rear garden boasts a lush lawn, mature bushes, shrubs, and fenced boundaries for privacy and security.

Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Freehold' and the Council Tax Band is 'D'

Parking - Driveway / Garage

Rights and easements - Shared drive

Restrictions – Unknown by vendor

Building safety – No visible risks

Accessibility/Adaptations – Essential living on ground floor

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Unknown by vendor

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

Disclaimer

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be given or implied as to their working order

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Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

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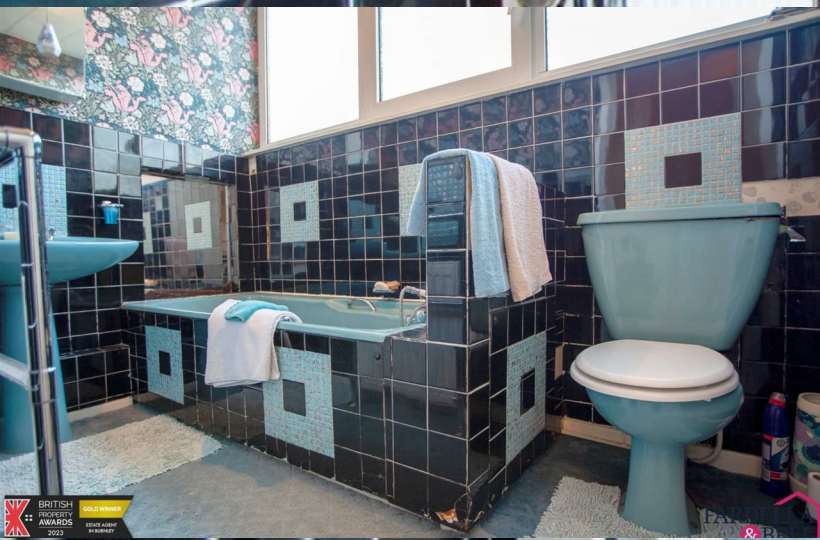
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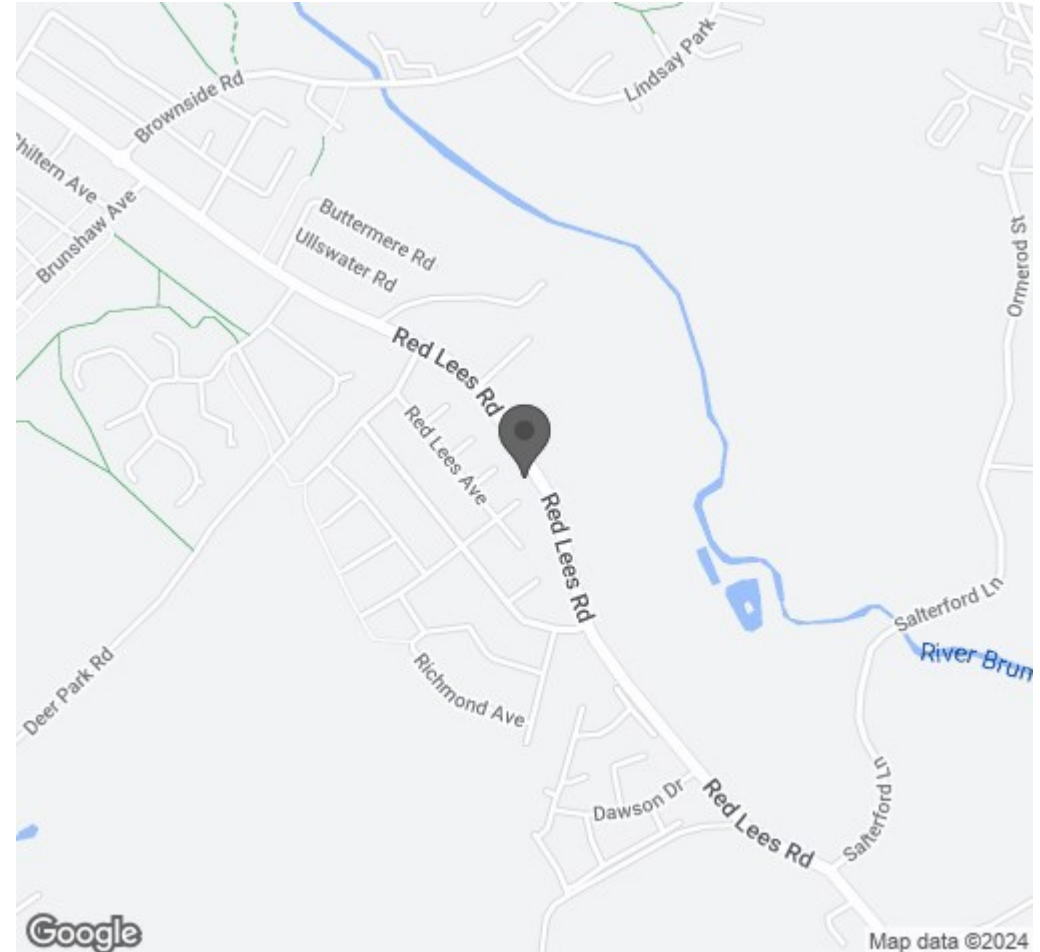
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	






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143 Burnley Road, Padiham, Lancashire, BB12 8BA

01282 968 668 | 01200 403484 | 01254 933 511

