




**BRITISH
 PROPERTY
 AWARDS**
 2023
 ★ ★ ★ ★ ★
SILVER WINNER
 ESTATE AGENT
 IN NORTH WEST
 (LANCASHIRE)


**BRITISH
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 ★ ★ ★ ★ ★
GOLD WINNER
 ESTATE AGENT
 IN BURNLEY


**BRITISH
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GOLD WINNER
 ESTATE AGENT

FARDELLA

**FARDELLA
 & BELL**



414 Burnley Road, Cliviger

Fixed Price **£225,000**



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FARDELLA
RELI

414 Burnley Road

Cliviger, Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Charming cottage
- Original features
- Three bedrooms
- Recently refurbished
- Popular location
- Stone flooring
- Breakfast kitchen



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Entrance hallway

Original stone flag flooring, spotlights to the ceiling and radiator.

Living room

Laminate flooring, side wall light points, TV point, multi fuel stove, stone surround, exposed stone walls and double glazed sash window.

Kitchen

Original stone flag flooring, a mix of wall and base units, spotlights, gas hob, electric oven, overhead extraction point, granite work surfaces, sink with chrome mixer tap, double glazed sash window, original Victorian feature fireplace with stone surround, wine cooler, integrated fridge/ freezer, integrated dishwasher and under cabinet lighting.

Landing

Fitted carpet, open balustrade staircase, characteristic exposed stone wall, loft access point and smoke alarm.

Bedroom one

Ceiling light point, laminate flooring, original stone fireplace, double glazed sash window and radiator.

Bedroom two

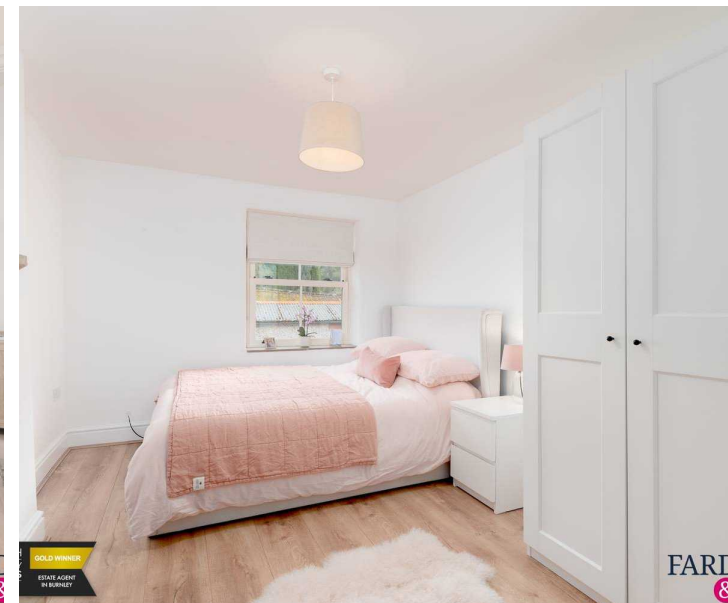
Double glazed sash window, ceiling light point, fitted storage, original stone fireplace and radiator.

Bathroom

Decorative tiled flooring, spotlights to the ceiling, free standing bath, radiator, shower enclosure with mains fed shower, partially tiled walls, WC and double glazed window to the rear.

Bedroom three

Double glazed sash window, radiator, laminate flooring and ceiling light point.



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 'Leasehold' and the Council Tax Band is 'A' 999 Years from 11/7/1852 - £3.14 annual ground rent. Parking - On Street Rights and easements - Unknown by vendor Restrictions - Unknown by vendor Building safety - No visible risks Accessibility/Adaptations - No adaptations Utility supply - Mains gas, electric and water. Coastal erosion risk - None Planning permission - Unknown by the 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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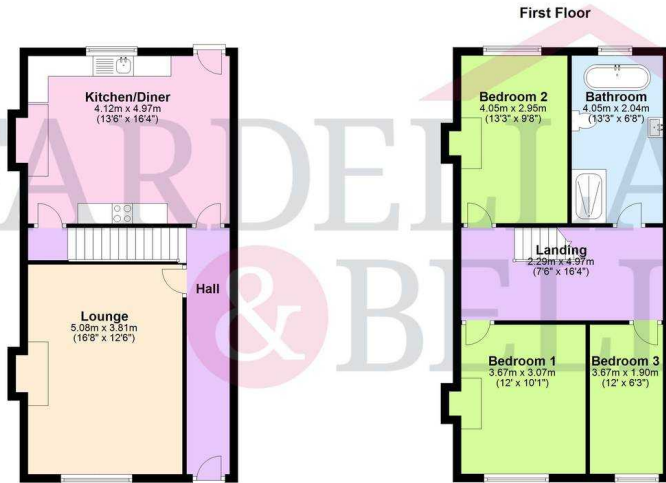
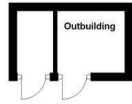
Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell. For the latest upcoming properties make sure you follow our socials on instagram @fardella_bell_estate_agents and facebook @fardella & bell estate agents





Ground Floor



First Floor

Total area: approx. 102.4 sq. metres (1102.5 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections.

Plan produced using PlanUp.
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YARD

Front - Stone steps to the front door. Rear - Indian stone patio area, steps to the rear and outhouse storage.



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