



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT
IN BURNLEY

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23 Park Road, Cliviger
£245,000



23 Park Road

Cliviger, Burnley

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Leasehold
- Gas central heating
- Council tax band B
- 3 bedrooms
- Terraced
- Yard
- Sought after area
- Cellar
- En-suite
- Walk in wardrobe in the master bedroom



Family Room

This generously sized family room offers an abundance of natural light through a uPVC double glazed window and features fitted carpet, ceiling light point and a fireplace alcove and stone hearth.

Kitchen

This well proportioned kitchen benefits from sleek dark green cabinetry, wooden countertops, integrated gas hob, oven and extractor fan, ceiling spotlights and herringbone flooring.

Utility Room

This utility room offers a well organized and functional space with excellent natural light, herringbone flooring, integrated dark green cabinetry, washing machine point and a ceiling light point.

Lounge

This inviting lounge is filled with natural light from dual aspect uPVC double glazed windows and offers a fitted carpet, ceiling light points and a fireplace alcove and stone hearth as the focal point.

Study

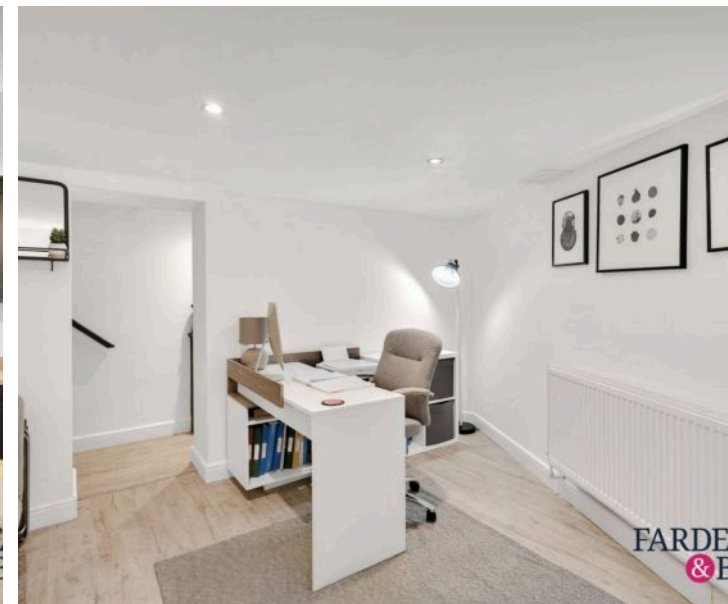
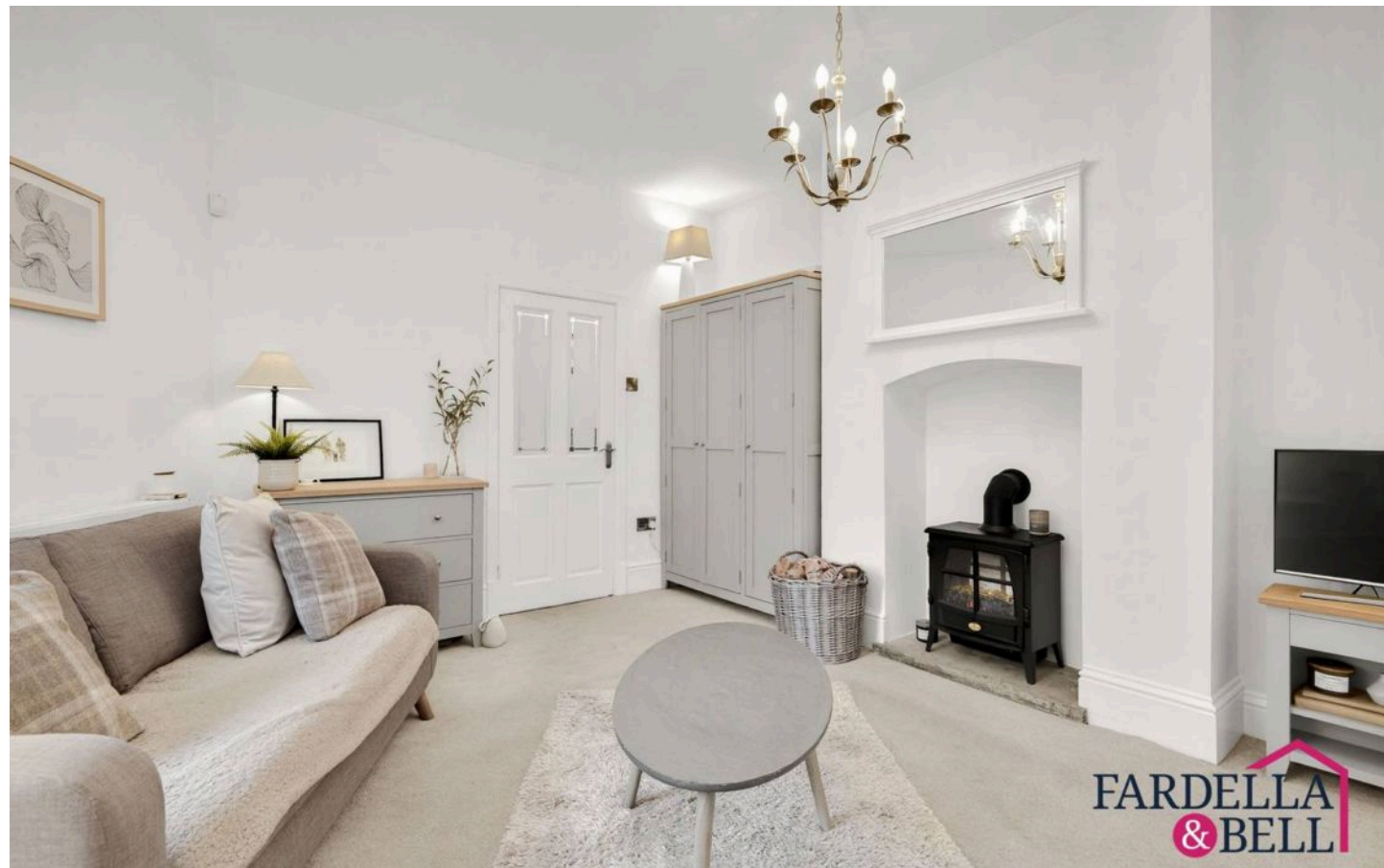
This bright and versatile study provides a quiet and functional environment ideal for working from home or focused tasks and includes laminate flooring and ceiling spotlights.

Master Bedroom

This spacious master bedroom enjoys a bright and airy ambiance with a uPVC double glazed window, fitted carpet, radiator, ceiling light point and access to an en-suite.

En-Suite

This en suite bathroom offers a push button toilet, laminate flooring, walk in shower, radiator, vanity sink and a uPVC double glazed window.



Bedroom 2

This second bedroom features a bright and flexible layout with built in storage, herringbone flooring and a uPVC double glazed window for natural light

Bedroom 3

This third bedroom offers double proportions, ceiling light point, fitted carpet and a uPVC double glazed window.

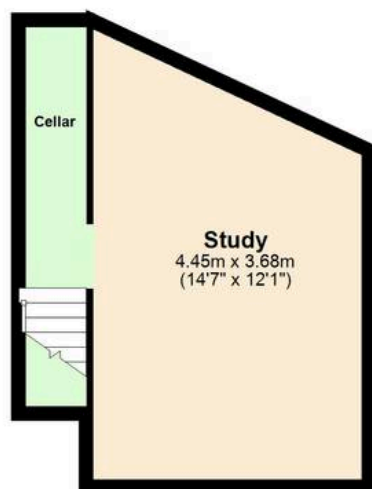
Family Bathroom

This stylish bathroom offers a 3 piece suite including a pedestal sink with twin taps, walk in shower, toilet, bath with twin taps and a frosted uPVC double glazed window for privacy.

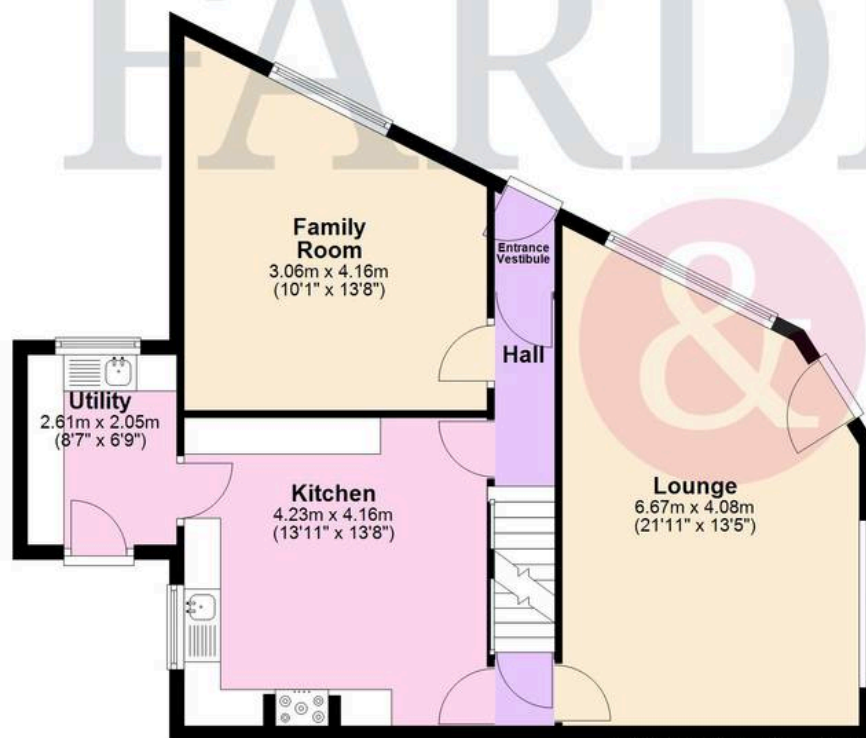




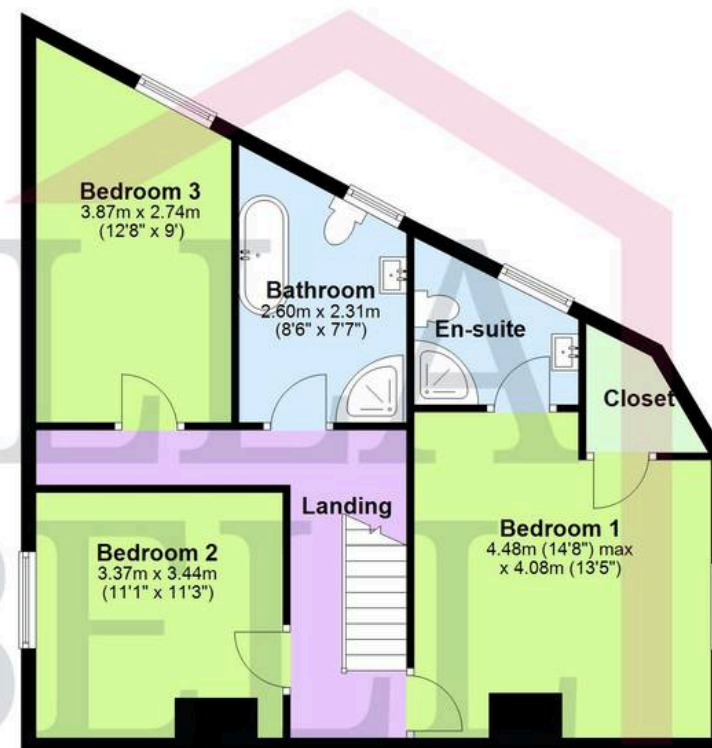
Basement



Ground Floor



First Floor



Total area: approx. 162.1 sq. metres (1744.9 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 inspection(s).
Plan produced using PlanUp.

23 Park Road



YARD

This enclosed yard offers a private and well proportioned outdoor space ideal for relaxation.

ON STREET





Fardella & Bell Estate Agents

143 Burnley Road,, Padiham – BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/



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