



BURNLEY ROAD, CLIVIGER, BB10 4SU



ATTRACTIVE ELEVATED TERRACE / FABULOUS PANORAMIC OPEN OUTLOOK / COMPREHENSIVELY RENOVATED THROUGHOUT / Well placed within the highly sought after rural Cliviger, close to local village school and within a short distance of town centre amenities, this mid-terrace property affords accommodation to suit first time buyers and couples alike.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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Positioned within an elevated forecourt-front terrace, constructed circa 1890 and affording a panoramic open outlook to the front elevation. Well placed within the highly sought after rural Cliviger, located within walking distance of the well-regarded local village school and local hostelrys including the Ram Inn. Only a few minutes by car from all the amenities of Burnley town centre, with regular bus routes almost immediately on the doorstep.

An opportunity to acquire this stone-built mid-terrace property affording accommodation which has undergone a comprehensive programme of renovation to the credit of the existing vendors. An attractive lounge boasts an open outlook over the breathtaking Cliviger valley countryside to the front, with a generous sized modern dining kitchen at the rear and two well-proportioned bedrooms to the first floor. An enclosed rear yard abuts open countryside and provides an attractive, private space to enjoy this peaceful location.

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, RECEPTION HALLWAY, ATTRACTIVE LOUNGE, MODERN DINING KITCHEN, USEFUL BASEMENT, TWO WELL-PROPORTIONED BEDROOMS, MODERN BATHROOM, NEAT GARDEN FORECOURT, ENCLOSED YARD TO THE REAR.

The Accommodation Afforded is as follows:-

Modern Composite Entrance Door

Having frosted double glazed centre panel and double glazed panel over, opening into:-

Entrance Vestibule

4'09" x 3'02" Glazed panelled door with glazed panel over, opening into:-

Reception Hallway

7'08" x 3'03" Stairs ascending to the first floor level, radiator. Panelled doors from the hallway and opening into:-



Reception Room One

12'06" x 11'05" Coved ceiling, dado rail, radiator. UPVC framed double glazed window to the front elevation.

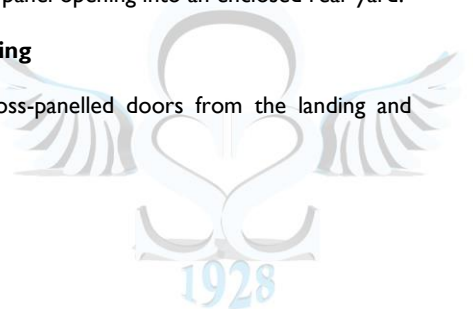


Dining Kitchen

13'09" x 14'11" into chimney breast recess. Ceramic Belfast-style sink with cupboard under, matching range of modern wall, base and tall units incorporating stainless steel oven / grill and four ring ceramic hob with stainless steel extractor canopy over, co-ordinating solid Oak worktops and part-tiled walls, Oak wood floor area, integrated fridge freezer and washing machine, anthracite column radiator, display shelves to chimney breast recess, understairs storage with steps descending to useful basement storage area. UPVC framed double glazed window and stable style door with glazed centre panel opening into an enclosed rear yard.

First Floor Landing

7'0" x 6'05" Gloss-panelled doors from the landing and opening into:-





Bedroom One

12'04" x 14'09" Panelling to one wall, coved ceiling, radiator. UPVC framed double glazed window affording an open outlook to the front elevation, inbuilt storage cupboard.

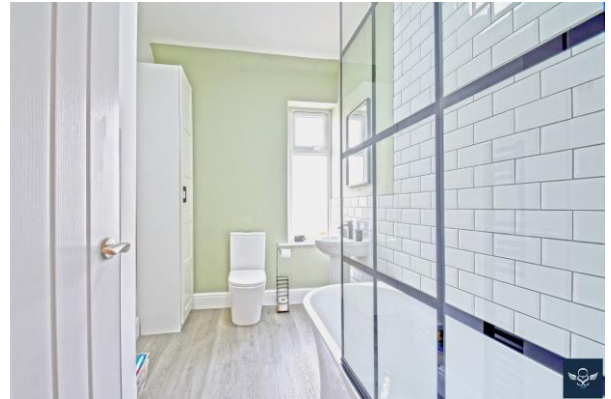


Bedroom Two

13'10" x 7'11" UPVC framed double glazed window affording an open outlook to the rear elevation, radiator, coved ceiling.

Bathroom

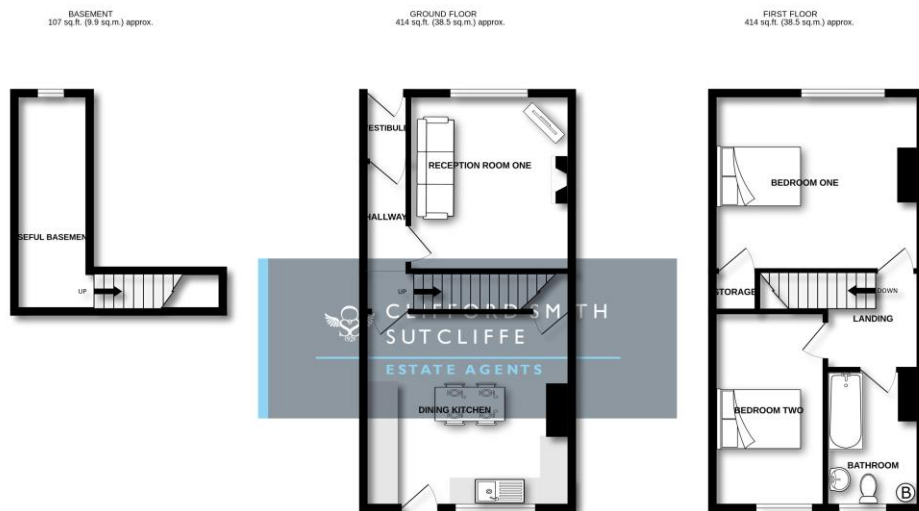
9'08" x 6'06" Three piece modern white suite incorporating free-standing bath with mixer rain shower fittings, tiled area and glazed screen over, pedestal wash basin and low-level WC, half-tiled walls, heated towel rail, wood-effect LVT flooring, inbuilt storage cupboard housing gas combination boiler. UPVC framed frosted double glazed window to the rear elevation.



Outside

Neat elevated garden forecourt with stone steps ascending to the front elevation. Enclosed rear yard abutting open countryside beyond.





TWO BEDROOM MID-TERRACE HOUSE

TOTAL FLOOR AREA: 935 sq.ft. (86.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure : Leasehold

Energy Performance Certificate Rating : C

Council Tax Band : A

Approximate Square Footage : 925 SqFt / 86 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

