

46 Burnley Road, Cliviger, Burnley, BB10 4SN
Offers over £280,000
Council Tax Band: D



Upon entering, you're greeted by an expansive open-plan living room/lounge, thoughtfully arranged in an L-shape. This inviting space is bathed in natural light, courtesy of two stunning bay windows, and features a dedicated area for a cozy log burner. Open stairs elegantly lead to the first floor, adding a touch of sophistication to the living space.

The kitchen, located at the rear, is an entertainers delight with its open-plan layout and stylish matching wall, base, and drawer units. It comes fully equipped with an integrated electric oven, grill, and gas hob, making meal preparation a joy. Adjacent to the kitchen, the dining room is a beacon of light, with floor-to-ceiling glass panels that offer delightful views of the garden.

Practicality meets charm with a dedicated laundry room, complete with plumbing for a washing machine and housing the combination boiler. Additionally, a cozy home office, located at the rear of the property, provides a tranquil space for work or study and is conveniently situated next to a modern downstairs WC.

The first floor hosts two generously sized double bedrooms, one of which features a hand wash basin and WC for added convenience. A well-proportioned single bedroom and a luxurious family bathroom, equipped with a low-level WC, hand wash basin, quadrant shower, and a tiled bathtub, complete the upstairs accommodations.

A unique spiral staircase leads to the versatile attic room, ideal as a home office, playroom, or guest room, and opens onto a spectacular roof terrace. This enchanting terrace offers breathtaking views of the surrounding countryside and farmland.

The tiered back garden is delightful, with a decking area perfect for alfresco dining, and steps leading up to the roof terrace. The property's history as an old police station adds a distinctive character, with original features still lovingly preserved and admired throughout.



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