



Hilton &
Horsfall

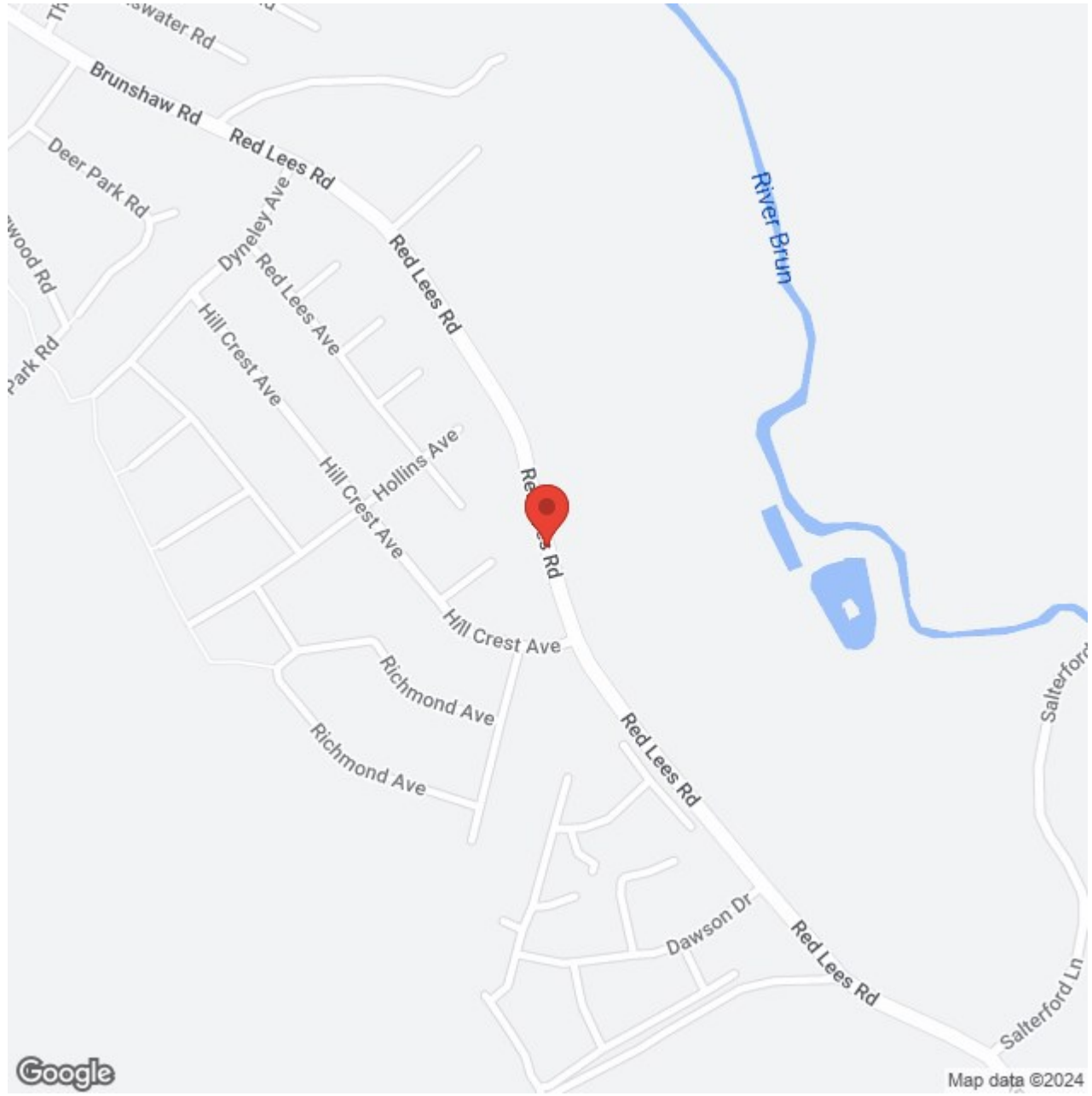
BB10 4HZ

Red Lees Road, Burnley

Offers In The Region Of £294,950

A superb family sized dwelling located in the picturesque village of Cliviger, overlooking the beautiful Cliviger Gorge. This semi-detached home has been decorated to a high standard and is true credit to the current owners. With many noteworthy features and benefits from spectacular views of the surrounding countryside, briefly comprising of: an entrance hallway with a staircase leading to the first floor / landing, a large bay fronted living room, open plan dining room, fitted kitchen and a contemporary garden room with bi-folding doors out to the rear. To the first floor you will find three well proportioned bedrooms and a three piece bathroom. Externally to the front elevation you will find a mature lawn, driveway and access to the detached garage. To the rear elevation is a spacious enclosed garden. One not to be missed. Early viewings are advised to avoid disappointment. With local amenities close by and the M65 motorway a short drive away giving easy access to Colne, Preston, Manchester and beyond. Council Tax Band 'D'. Leasehold.







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Lancashire

A superb family sized dwelling located in the picturesque village of Cliviger, over looking the beautiful Cliviger Gorge. This semi-detached home has been decorated to a high standard and is true credit to the current owners. With many noteworthy features and benefits from spectacular views of the surrounding countryside, briefly comprising of: an entrance hallway with a staircase leading to the first floor / landing, a large bay fronted living room, open plan dining room, fitted kitchen and a contemporary garden room with bi-folding doors out to the rear. To the first floor you will find three well proportioned bedrooms and a three piece bathroom. Externally to the front elevation you will find a mature lawn, driveway and access to the detached garage. To the rear elevation is a spacious enclosed garden. One not to be missed. Early viewings are advised to avoid disappointment. With local amenities close by and the M65 motorway a short drive away giving easy access to Colne, Preston, Manchester and beyond. Council Tax Band 'D'. Leasehold.

GROUND FLOOR

With a composite front door leading into:

ENTRANCE HALLWAY

Having 1x radiator, wood effect flooring, a frosted double glazed window to the front elevation and a staircase leading to the first floor / landing.

LIVING ROOM 11'0" x 20'11" (3.372m x 6.379m)

A large family sized room having coving, ceiling rose, television point, stone feature fireplace housing a wood burner, double doors into the dining room and a square bay fronted uPVC double glazed window offering open countryside views.

OPEN PLAN DINING ROOM 8'2" x 10'9" (2.505m x 3.294m)

Having wood effect flooring, coving, ample space for a dining table / chairs and having open plan access to the garden room and kitchen. Perfect for hosting.

GARDEN ROOM 10'4" x 8'11" (3.159m x 2.724m)

A great addition to the property and overlooking the rear garden. Having 2x contemporary radiators, television point, 2x velux windows, wood effect flooring, a large uPVC double glazed window and bi-folding doors opening out the rear garden.

KITCHEN 7'6" x 16'5" (2.290m x 5.020m)

Having fitted wall and base units, tiled splash backs, contrasting work surfaces over, spot lights, 1x uPVC double glazed windows to the side elevation, a uPVC double glazed window to the rear elevation, integrated washing machine, integrated dishwasher, access to the boiler, space for a free standing fridge / freezer, Aga and an inset sink with mixer tap.

FIRST FLOOR / LANDING

Having a uPVC double glazed window to the side elevation and access to the loft hatch.

BEDROOM ONE 11'3" x 12'4" (3.447m x 3.777m)

A room of double proportions having space for a wardrobe / drawer, 1x radiator, a large square bay fronted window offering open aspect views, coving and a cast iron feature fireplace.

BEDROOM TWO 8'6" x 11'9" (2.611m x 3.590m)

Another room of double proportions having ample space for a wardrobe / drawers 1x radiator and a large uPVC double glazed window to the rear elevation.

BEDROOM THREE 6'3" x 7'9" (1.918m x 2.369m)

A well proportioned room having 1x radiator, coving and a uPVC double glazed window to the front elevation offering open countryside views.

BATHROOM

A 3-piece bathroom suite comprising of: a Jacuzzi bath with mixer tap, over head shower, push button w.c, pedestal sink, tiled flooring, partially tiled walls, spot lights, 1x towel radiator and a frosted uPVC double glazed window to the rear elevation.

DETACHED GARAGE

Having an up and over style garage door. Perfect for storage.

EXTERNALLY

Externally to the front elevation you will find a mature lawn, driveway and access to the detached garage. To the rear elevation is a spacious enclosed garden having a patio seating area, mature lawn, trees and shrubs.

ADDITIONAL INFORMATION

Full refurb with decor throughout in 2022.

New flooring.

New roof.

New windows / doors.

New garage.

PUBLISHING

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OUTSIDE

Externally to the front elevation you will find a mature lawn, driveway and access to the detached garage. To the rear elevation is a spacious enclosed garden having a patio seating area, mature lawn, trees and shrubs.









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