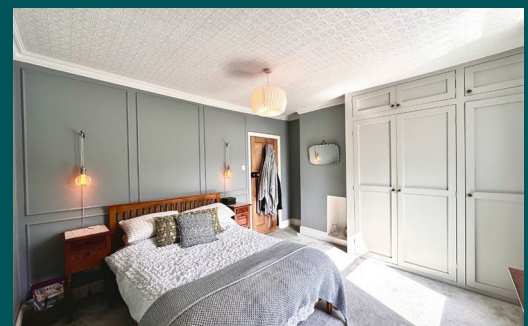


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11 Park Road
Cliviger
Burnley
BB10 4SL



For Sale

Asking Price £179,950

- Two Bedroom Mid Terrace
- Leasehold
- Council Tax Band A
- Open Plan Second Reception Room
- Kitchen Extension

- Ideal for First Time Buyers
- Log Burner
- EPC Rating: C
- Highly Sought After Location
- Three Piece Bathroom



This charming two-bedroom mid-terrace home in Cliviger, Burnley offers a comfortable and inviting living space, ideal for a small family or as a starter home.

As you enter through the front door, you are greeted by the first reception room. This versatile space offers ample opportunity for various furniture arrangements and can comfortably accommodate two sofas, making it the primary living area for relaxation and entertainment.

Moving through to the second reception room, you'll find a spacious open-plan design that seamlessly integrates with the extended kitchen. This layout is perfect for hosting visitors or extended family gatherings. The second reception room also features convenient under-stairs storage and a cozy log burner, adding a warm and inviting touch to the space.

The extended kitchen is both practical and stylish, offering plenty of room for meal preparation and dining. Its open-plan nature enhances the overall spaciousness of the ground floor, making it ideal for those who enjoy cooking and entertaining.

To the rear of the property there is a small yard.

On the first floor, to your right, you'll find the main bedroom. This generously sized room provides ample space for various furniture arrangements and comes with the added bonus of built-in wardrobes, offering plenty of storage solutions.

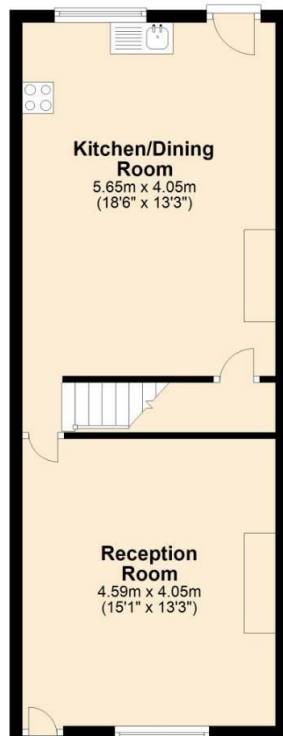
Further down the hall, you will encounter the family bathroom. This well-proportioned three-piece suite boasts a large amount of space, ensuring comfort and convenience for daily routines.

Across the stairs is the second bedroom. While smaller in proportion compared to the main bedroom, it is perfectly suited for accommodating extended family members staying over or can be utilized as a home office, providing flexibility to suit your needs.

This delightful mid-terrace home in Cliviger, Burnley, combines practicality with charm, offering a well-thought-out living space perfect for various lifestyles.

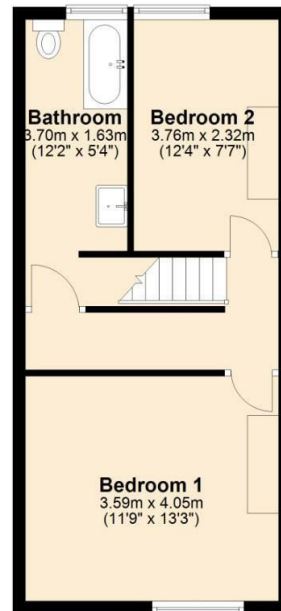
Ground Floor

Approx. 45.4 sq. metres (489.0 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



Total area: approx. 83.6 sq. metres (900.3 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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