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54 Broad Ing Close
Cliviger
Burnley
BB10 4TY



For Sale

Asking Price £375,000

- Detached.
- Two Reception Rooms.
- Three Bedrooms.
- Large Attic.
- Potential to Extend.

- Integrated Garage.
- Picturesque Walk to Towneley Park
- Highly Sought After Location
- Council Tax Band: D.
- Freehold



Located in a quiet cul-de-sac just a short walk from Towneley Park, this three-bedroom detached bungalow offers a blend of tranquility and convenience. The property features a two-car driveway, an additional parking space, and a large integrated garage with access into the house, electricity and plumbing for a washing machine.

Upon entering, you're welcomed by a spacious hallway. To the left, the bright living room benefits from a large window that fill the room with natural light. The large kitchen features matching wall and base units with contrasting work surfaces, offering ample storage and workspace. Integrated appliances include a double oven, electric hob, and dishwasher. Adjacent is a cosy lounge, perfect for relaxing, and a conservatory that runs along the back of the house, ideal for dining with views of the garden.

The hallway leads to a single bedroom, a double bedroom with fitted furniture, and a family bathroom with a white three-piece suite and overhead shower. The master bedroom overlooks the garden and includes fitted wardrobes and a private, recently modernised en-suite with a double shower and vanity sink.

Stairs from the hallway lead to an attic with two sections—one plasterboarded, the other for storage. There's also potential for a first-floor conversion, as planning permission has previously been granted and other homes on the street have expanded.

The extensive rear garden includes two summer houses, one currently used as a home office and the other has a wc and sink. Additionally there is a mix of patio areas, a lawn, and space for planting. This outdoor space offers a perfect blend of relaxation and entertaining areas.

This property is a must-see, offering a peaceful lifestyle with the potential to expand.



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