

Because life is

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Real

54 Broad Ing Close
Cliviger
Burnley
BB10 4TY



For Sale

- Detached House In A Highly Sought After Location!
- Two Reception Rooms.
- Three Bedrooms & Master With En-Suite.
- Large Attic.
- Potential to Extend (Subject To Relevant Planning.)

Asking Price £375,000

- Integrated Garage.
- Stunning Views Across Cliviger From Back Garden!
- EPC Rating:
- 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.

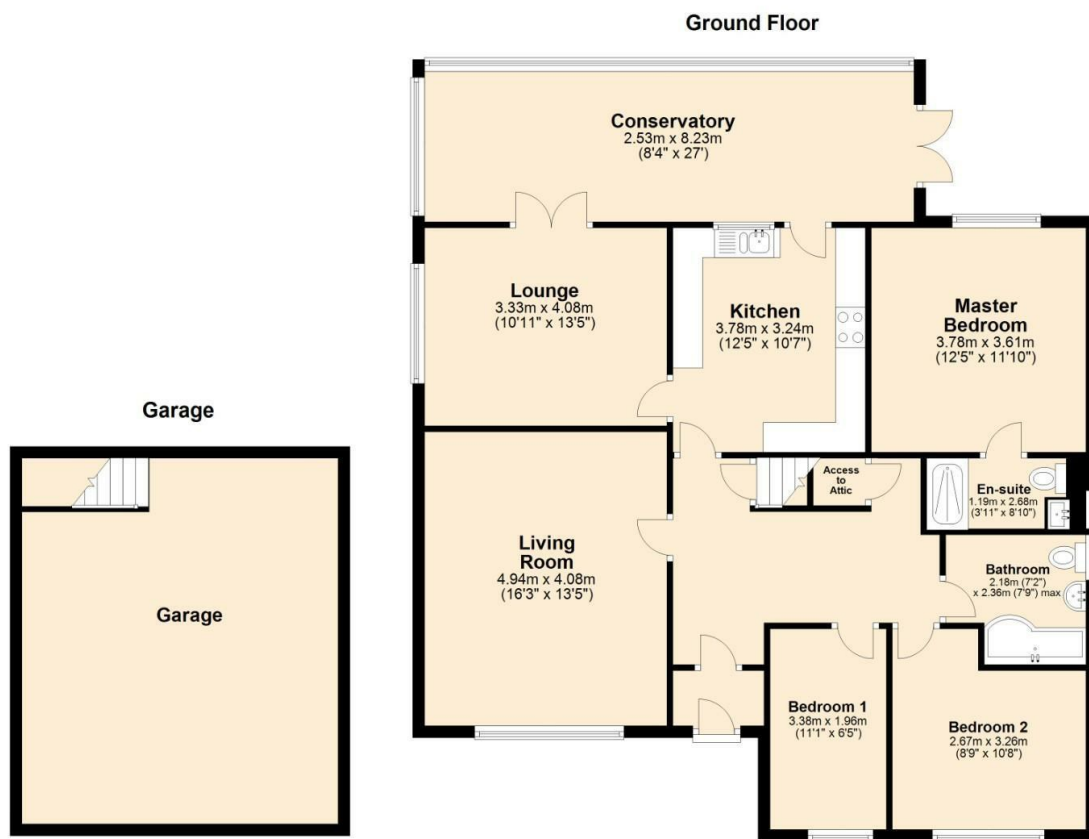
Upon entering, you're welcomed by a spacious hallway. To the left, the bright living room benefits from a large window that fill the room with natural light. The large kitchen features matching wall and base units with contrasting work surfaces, offering ample storage and workspace. Integrated appliances 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.



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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