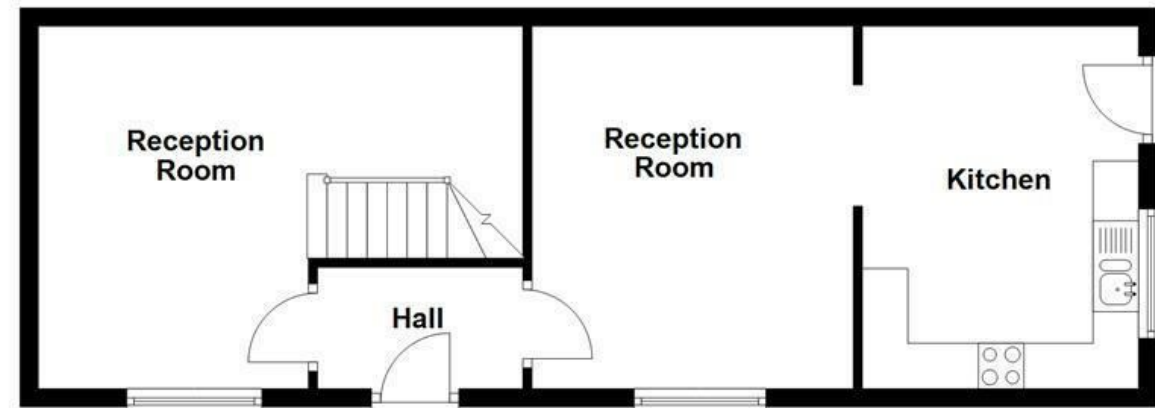
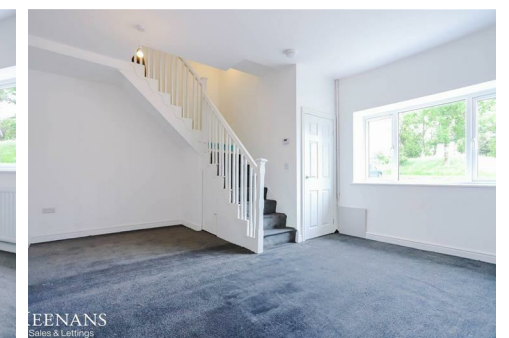
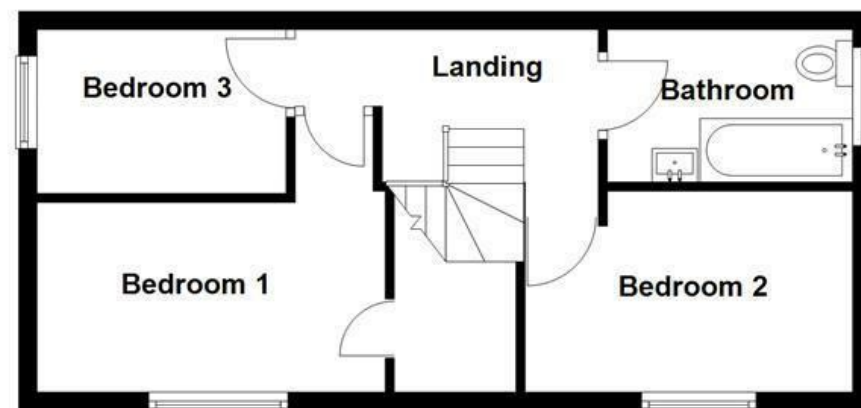


Ground Floor



First Floor



| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>82</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>68</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

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.

## Burnley Road, Clowbridge, BB11 5PB

### Offers Over £190,000

#### THREE BEDROOM END TERRACE PROPERTY WITH STUNNING VIEWS

Located in the picturesque area of Clowbridge, Burnley, this charming three-bedroom end terrace house offers a delightful blend of modern living and stunning natural views. The property has been recently fully renovated, ensuring that it meets the highest standards of comfort and style.

Upon entering, you are welcomed by two spacious reception rooms, perfect for both relaxation and entertaining guests. These well-lit areas provide a warm and inviting atmosphere, ideal for family gatherings or quiet evenings in. The modern kitchen is a highlight of the home, featuring contemporary fittings and ample space for culinary creativity.

The three bedrooms are generously sized, providing comfortable retreats for rest and relaxation. The bathroom has also been tastefully updated, offering a fresh and stylish space for your daily routines.

One of the standout features of this property is the off-road parking, a valuable asset in this desirable location. The stunning views surrounding the home add to its appeal, allowing you to enjoy the beauty of the countryside right from your doorstep.

This end terrace house on Burnley Road is not just a home; it is a lifestyle choice, offering both convenience and tranquillity. With its modern amenities and charming character, it is an excellent opportunity for families or individuals seeking a peaceful yet connected living environment. Do not miss the chance to make this lovely property your own.

# Burnley Road, Clowbridge, BB11 5PB

## Offers Over £190,000

 3  1  2  D

- End Terraced Property
  - Vacant Possession
  - Off Road Parking
  - EPC Rating: D
- Three Bedrooms
  - Neutrally Decorated Throughout
  - Tenure: Freehold
- Two Spacious Reception Rooms
  - Contemporary Fitted Kitchen
  - Council Tax Band:

### Ground Floor

#### Hall

7'5 x 4'3 (2.26m x 1.30m)  
Composite frosted entrance door, wood effect laminate floor and doors to two reception room.

#### Reception Room One

13'7 x 11'7 (4.14m x 3.53m)  
UPVC double glazed window, central heating radiator and open access to kitchen.

#### Kitchen

13'1 x 10' (3.99m x 3.05m)  
UPVC double glazed window, central heating radiator, spotlights, wall and base units, marble effect worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor hood, integrated dishwasher, plumbing for washing machine, space for fridge freezer, wood effect lino flooring and UPVC double glazed door to rear.

#### Reception Room Two

17'6 x 13'11 (5.33m x 4.24m)  
UPVC double glazed window, central heating radiator, smoke alarm and stairs to first floor.

### First Floor

#### Landing

11'1 x 3'5 (3.38m x 1.04m)  
Loft access, smoke alarm and doors to three bedrooms and bathroom.

#### Bedroom One

12'2 x 7'8 (3.71m x 2.34m)  
UPVC double glazed window, central heating radiator and over stairs storage.

#### Bedroom Two

11'9 x 7'3 (3.58m x 2.21m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Three

9' x 5'11 (2.74m x 1.80m)  
UPVC double glazed window and central heating radiator.

#### Bathroom

8'10 x 6'2 (2.69m x 1.88m)  
UPVC double glazed frosted window, central heated towel rail, spotlights, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, part tiled elevation and wood effect laminate flooring.

### External

#### Side

Off road parking.

#### Rear

Stone chips and access to raised garden area.



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