



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 58 | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 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.

Clevelands Road, Burnley, BB11 2LB

£175,000

AN ENVIABLE THREE BED TERRACE WITH ATTIC ROOM

Offering spacious rooms, neutral decoration and no chain delay, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Burnley. With fantastic gardens to the rear, enviable kitchen extension and loft conversion, as well as having been presented and maintained to the highest standard throughout, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rossendale, Accrington, Pendle and major motorway links. With three generously sized bedrooms, two living areas and being a complete blank canvas, this property is the perfect home to put your own stamp on!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room provides access on to an additional reception room and on to a fantastic kitchen. The first floor comprises of doors on to three generously sized bedrooms, a modern family bathroom and staircase to the loft conversion. Externally there is a tiered yard to the rear with paving and decking, access to the cellar and to the garden. To the front there is a paved courtyard.

For further information or to arrange a viewing please contact our Burnley team at your earliest convenience.

Cleavelands Road, Burnley, BB11 2LB

£175,000

**3**

**1**

**2**

**D**

- Mid Terraced Property
 - Modern Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Three Bedrooms
 - Two Reception Rooms
 - Leasehold
- Loft Room
 - Enclosed Rear Yard And Garden
 - Council Tax Band: B

Ground Floor

Hall

10'1 x 5'11 (3.07m x 1.80m)
Composite double glazed frosted entrance door, central heating radiator, meter cupboard, wood effect laminate floor, stairs to first floor and door to reception room two.

Reception Room Two

14'5 x 13'1 (4.39m x 3.99m)
UPVC double glazed window, central heating radiator, coving, electric fire, granite effect hearth and surround, TV point, wood effect laminate floor, single glazed double doors to reception room one and door to kitchen.

Reception Room One

12'7 x 12'6 (3.84m x 3.81m)
UPVC double glazed bay window, central heating radiator, coving, fireplace with granite effect hearth and surround and alcove shelving.

Kitchen

27'11 x 7'6 (8.51m x 2.29m)
3 UPVC double glazed windows, central heating radiator, spotlights, wall and base units, wood effect worktops, tiled splash back, ceramic double Belfast sink with high spout spring mixer tap, space for range cooker, extractor hood, space for fridge freezer, plumbing for washing machine, space for dryer, integrated seating, wood effect laminate floor and double glazed frosted door to rear.

First Floor

Landing

11'6 x 6'7 (3.51m x 2.01m)
Smoke alarm, spotlights, stairs to second floor and doors to three bedrooms and bathroom.

Bedroom One

12'9 x 10'5 (3.89m x 3.18m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Two

11'6 x 10'10 (3.51m x 3.30m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Three

9'4 x 6'9 (2.84m x 2.06m)
UPVC double glazed window, central heating radiator and coving.

Bathroom

7'10 x 6'2 (2.39m x 1.88m)
UPVC double glazed frosted window, central heated towel rail, spotlights, VVC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head and direct feed shower over, tiled elevation and wood effect laminate flooring.

Second Floor

Loft Room

20'10 x 17'7 (6.35m x 5.36m)
Velux window, electric heater, exposed beams, smoke alarm, integrated shelving and integrated storage.

External

Front

Courtyard

Rear

Enclosed paved yard, access to cellar, access to garden area with artificial lawn, paving and bedding areas.

Cellar Room One

14'6 x 7'9 (4.42m x 2.36m)
Power, lighting and door to cellar room two.

Cellar Room Two

9'1 x 7'9 (2.77m x 2.36m)
Power, lighting and Vaillant boiler.

