



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	83
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.

Burnley Road, Clowbridge, BB11 5PB

£190,000

AN ENVIABLE MID TERRACED PROPERTY

Offering breathtaking views and having been presented and updated to the highest standard throughout, this exceptional two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Clowbridge. With stunning garden space, two living areas and spacious rooms throughout, this property is truly the perfect home for any couple or small family not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Rossendale, Manchester and major motorway links. With stylish interiors, modern fixtures and fittings and not being overlooked from the front or the rear, this property is the perfect home ready to move straight into!

The property comprises briefly; a welcoming and spacious reception room guides you on to an additional reception room and houses a staircase to the first floor. The second reception room leads through to a contemporary fitted kitchen. The first floor comprises of doors on to two generously sized bedrooms and a family bathroom. Externally there is an enclosed courtyard to the rear with access to a fantastic garden with composite decking overlooking panoramic field views. To the front there is a courtyard with stone chippings.

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

Burnley Road, Clowbridge, BB11 5PB
£190,000

2 1 2 C

- Terraced Property
 - Fitted Modern Kitchen
 - On Street Parking
 - EPC Rating: C
- Two Generous Bedrooms
 - Four Piece Bathroom
 - Tenure: Freehold
- Two Spacious Reception Rooms
 - Rear Garden Area With Countryside Views
 - Council Tax Band: A

Ground Floor

Reception Room One

14' x 14' (4.27m x 4.27m)
UPVC double glazed frosted entrance door, UPVC double glazed window, central heating radiator, two feature wall lights, electric fire, tile heath, TV point, stairs to first floor and oak single glazed door to reception room two.

Reception Room Two

15' x 14' (4.57m x 4.27m)
Hardwood single glazed window, central heating radiator, smoke alarm, electric fire, granite effect hearth and surround, TV point, wood effect laminate floor and open access to kitchen.

Kitchen

11'2 x 9'6 (3.40m x 2.90m)
UPVC double glazed window, upright central heating radiator, smoke alarm, wall and base units, granite effect worktops, tiled splash back, one and half bowl composite sink with draining board and high spout mixer tap, integrated electric oven, four ring induction hob, extractor hood, space for fridge freezer, plumbing for washing machine, storage, wood effect laminate floor and UPVC double glazed frosted door to rear.

First Floor

Landing

9'8 x 5'9 (2.95m x 1.75m)
Loft access and doors to two bedrooms and bathroom.

Bedroom One

14' x 11'1 (4.27m x 3.38m)
Two UPVC double glazed windows, central heating radiator, over stairs storage and wood panel elevation.

Bedroom Two

12'1 x 7'3 (3.68m x 2.21m)
UPVC double glazed window, central heating radiator and wood panel elevation.

Bathroom

12'1 x 6'6 (3.68m x 1.98m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with waterfall mixer tap, panel bath with waterfall mixer tap, direct feed rainfall shower in single enclosure, linen cupboard, tiled elevation and wood effect lino flooring.

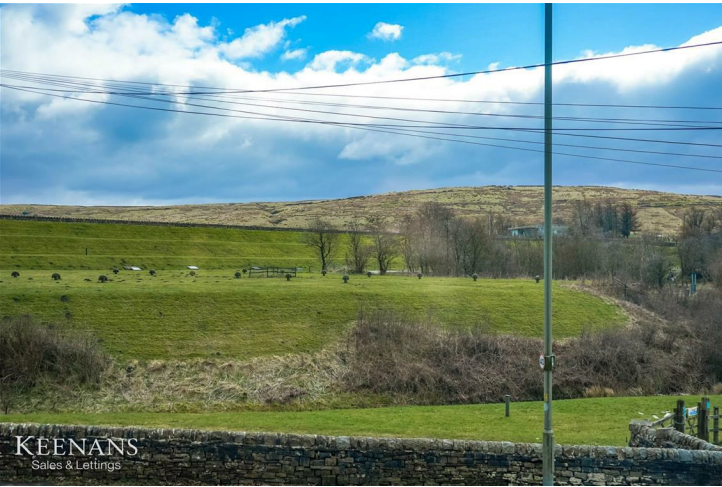
External

Front

Stone chips.

Rear

Courtyard with access to composite decking garden area.



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