

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			
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.

Cleaver Street, Burnley, BB10 3DN

£110,000

A FANTASTIC TWO BEDROOM MID TERRACE PROPERTY

Situated on Cleaver Street in the vibrant town of Burnley, this charming mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The modern kitchen seamlessly integrates with the living and dining areas, creating a welcoming environment for family gatherings or social occasions.

On the ground floor, you will find a contemporary wet room, designed for convenience and ease of use. This thoughtful addition enhances the functionality of the home, making it suitable for a variety of lifestyles. Upstairs, the property features two generously sized double bedrooms, each offering a comfortable retreat at the end of the day. The family bathroom is well-appointed, ensuring that all essential amenities are readily available.

This delightful home is not only well-suited for those looking to step onto the property ladder but also presents a promising investment opportunity in a growing area. With its blend of modern features and classic charm, this mid-terrace house on Cleaver Street is a must-see for anyone seeking a new place to call home. Don't miss your chance to explore this inviting property that perfectly balances comfort and practicality.

Cleaver Street, Burnley, BB10 3DN

£110,000



- Mid Terrace Property
- Spacious Reception Rooms
- On Street Parking
- EPC Rating TBC
- Two Bedrooms
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Ground Floor Wet Room
- Council Tax Band A

Ground Floor

Entrance Vestibule

4' x 3'2 (1.22m x 0.97m)

Hallway

10'1 x 3'2 (3.07m x 0.97m)

Reception Room One

10'10 x 10'9 (3.30m x 3.28m)

Reception Room Two

14'3 x 13' (4.34m x 3.96m)

Dining Room/Utility

15'7 x 8'2 (4.75m x 2.49m)

Wet Room

6'2 x 4'11 (1.88m x 1.50m)

Kitchen

8'10 x 6'2 (2.69m x 1.88m)

First Floor

Landing

7' x 5'6 (2.13m x 1.68m)

Bedroom One

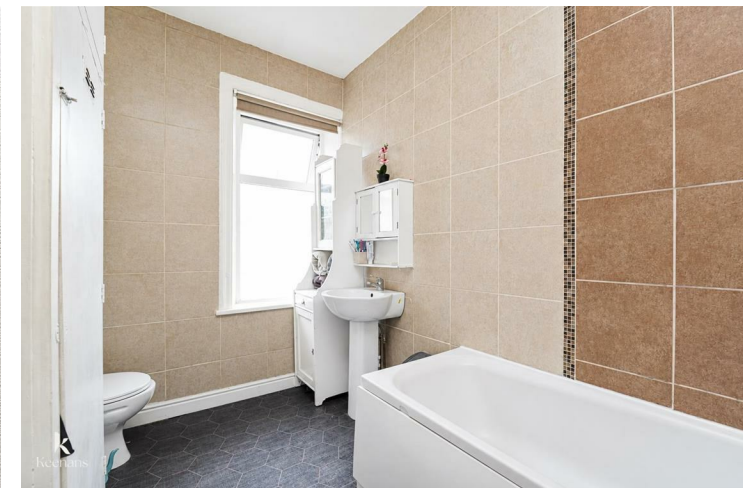
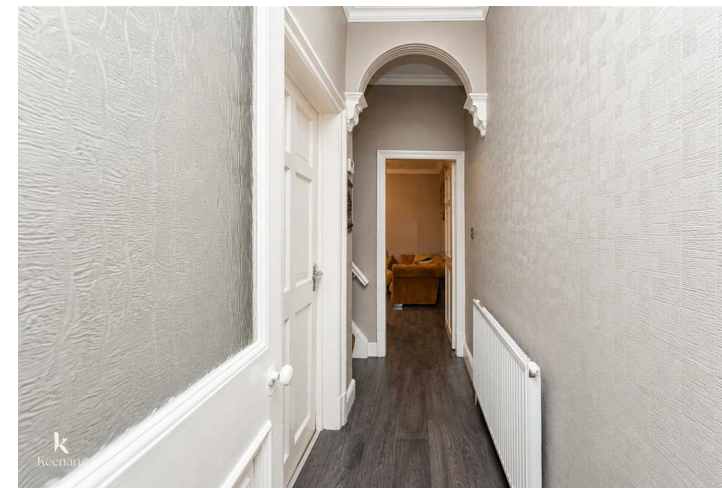
14'5 x 10'5 (4.39m x 3.18m)

Bedroom Two

16'6 x 6'11 (5.03m x 2.11m)

Bathroom

10'6 x 6'9 (3.20m x 2.06m)



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