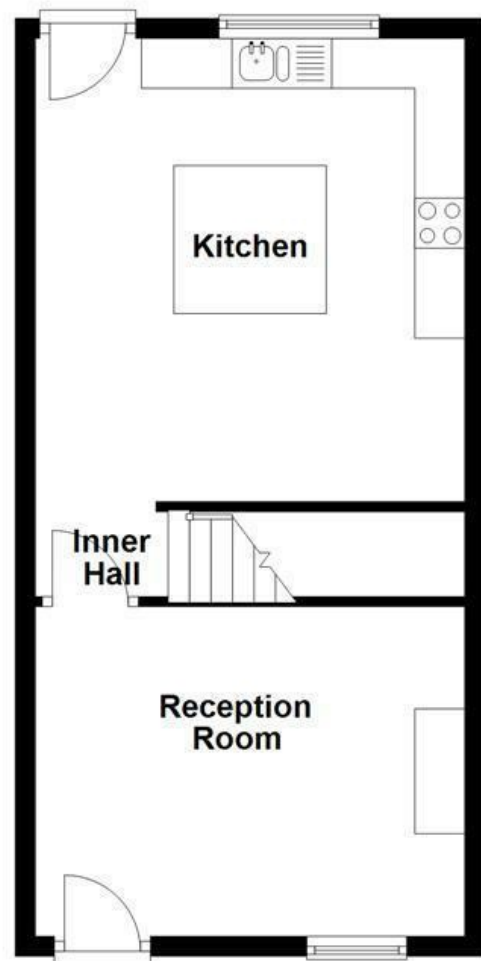
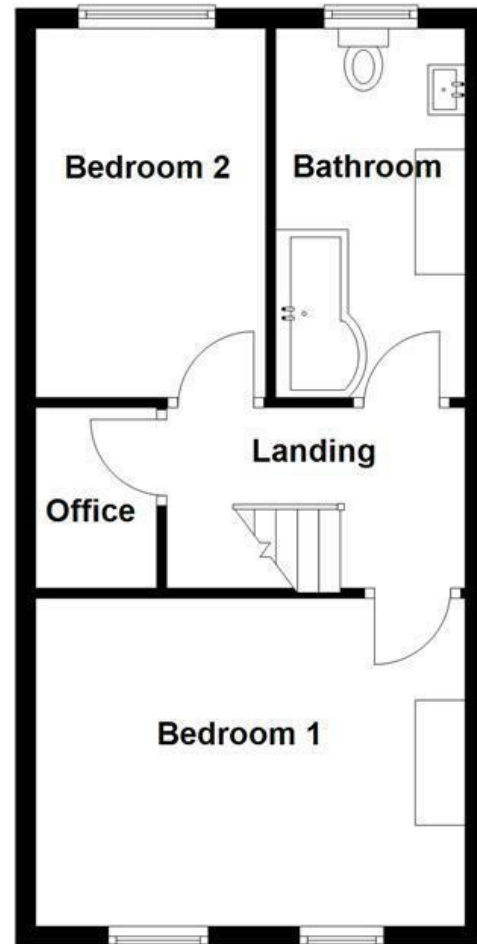


**Ground Floor**  
Approx. 415.9 sq. feet



**First Floor**  
Approx. 415.9 sq. feet



Total area: approx. 831.7 sq. feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	83
<b>England &amp; Wales</b>	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 firms 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

#### IMPRESSIVE TWO BEDROOM MID TERRACE HOME

Located on Burnley Road in the enviable area of Clowbridge, this beautifully renovated mid-terrace house offers a delightful blend of modern living and picturesque surroundings. With two generously sized double bedrooms, this home is perfect for couples, small families, or those seeking a comfortable space to work from home, thanks to the additional office or snug room.

As you step inside, you will be greeted by tasteful decoration that enhances the home's inviting atmosphere. The spacious lounge provides an ideal setting for relaxation and entertaining, while the stunning kitchen dining room is a true highlight. Featuring a stylish island, this area is perfect for both casual dining and culinary adventures, making it the heart of the home.

One of the standout features of this property is the breath taking views that surround it, allowing you to enjoy the beauty of nature right from your doorstep. Additionally, the house boasts two separate outdoor areas to the rear, providing ample space for outdoor gatherings, gardening, or simply soaking up the sun.

This property is not just a house; it is a home that offers comfort, style, and a connection to the stunning landscape of Clowbridge. With its prime location and exceptional features, this mid-terrace home is a must-see for anyone looking to embrace a tranquil lifestyle.



Burnley Road, Clowbridge, BB11 5PB

Offers Over £190,000

 2  1  1  C

- Exceptional Mid Terrace Property
  - Contemporary Fitted Kitchen
  - On Street Parking
  - EPC Rating; C
- Two Bedrooms and Study
  - Three Piece Modern Bathroom
  - Tenure: Freehold
- Spacious Reception Room
  - Enclosed Rear Garden With Countryside Views
  - Council Tax Band: A

Ground Floor

Reception Room

14'1 x 10'10 (4.29m x 3.30m)

Composite double glazed frosted entrance door, UPVC double glazed window, central heating radiator, smoke alarm, picture rail, electric fire, marble effect hearth and surround, wood effect flooring and door to inner hall.

Inner Hall

Stairs to first floor and open access to kitchen.

Kitchen

15'3 x 14' (4.65m x 4.27m)

UPVC double glazed window, central heating radiator, coving, wall and base units, wood effect worktops, two bowl composite sink with draining board and high spout mixer tap, integrated Bosch oven, integrated AEG four ring induction hob, space for fridge freezer, plumbing for dishwasher, island and composite double glazed door to rear.

First Floor

Landing

10' 5'7 (3.05m 1.70m)

Loft access (boarded, insulated with Velux window), smoke alarm, coving and doors to two bedrooms, office room and bathroom.

Bedroom One

14'2 x 11' (4.32m x 3.35m)

Two UPVC double glazed windows, central heating radiator, coving and smoke alarm.

Bedroom Two

12'2 x 7'7 (3.71m x 2.31m)

UPVC double glazed window, central heating radiator, coving and smoke alarm.

Office Room

5'11 x 4' (1.80m x 1.22m)

Coving and spotlights.

Bathroom

12'2 x 6'2 (3.71m x 1.88m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, P shape panel bath with mixer tap and direct feed rainfall shower with rinse head over, extractor fan, part tiled elevation and tile effect flooring.

External

Front

Courtyard with paving and bedding area.

Rear

Enclosed yard leading to laid to lawn garden, paving, patio and countryside views.



Tel: 01282469023

www.keenans-estateagents.co.uk