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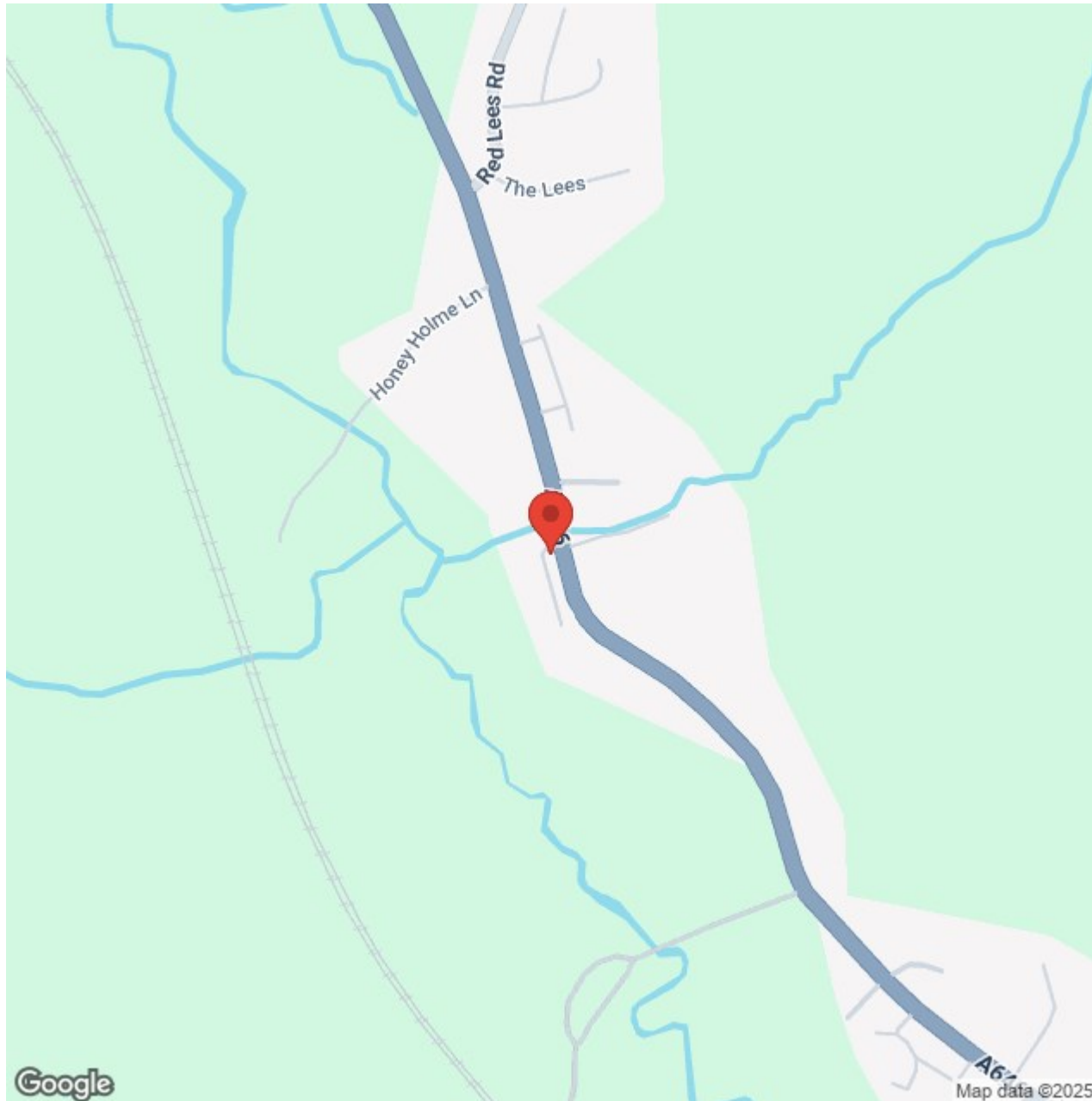
Burnley Road, Cliviger

Offers In The Region Of £349,950

- Detached Bungalow • Two Large Double Bedrooms • Living Room • Fantastic Open Views to the Rear • Garage & Driveway • No Chain

Nestled in the picturesque village of Cliviger, this charming detached bungalow on Burnley Road offers a delightful retreat for those seeking a tranquil lifestyle. Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere. The spacious kitchen is a standout feature, and the property has two well appointed bedrooms. The bungalow boasts a four piece bathroom suite, ensuring convenience for all residents. Additionally, the property includes a garage, providing secure storage for vehicles or outdoor equipment, and there is parking available for up to two vehicles, making it practical for families or visitors. One of the most appealing aspects of this home is the stunning countryside views that surround it. The serene landscape offers a perfect backdrop for those who appreciate nature and the outdoors, making it an ideal setting for leisurely walks or simply enjoying the beauty of the British countryside. Early viewings are highly advised.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

HALLWAY

A welcoming entrance hallway with 1x central heating radiator, smoke detector and loft hatch.

LIVING ROOM 12'10" x 14'11" (3.93m x 4.55m)

A family sized living room with space for settees, television point, wall feature fireplace with gas fire, 1x central heating radiator and uPVC double glazed window to the rear elevation with countryside views.

KITCHEN 13'10" x 12'10" (4.24m x 3.93m)

Offering a range of fitted wall and base units with contrasting worktops, space for a freestanding fridge / freezer, tiled splash back, inset sink with chrome mixer tap, space for an oven / grill, plumbing for a washing machine, space for a table and chairs, gas fire and uPVC double glazed window to the rear elevation offering stunning country views.

REAR HALLWAY

Having a door to the rear porch and garage and 2x storage cupboards.

GARAGE 19'8" x 10'2" (6.01m x 3.10m)

With an up and over garage door, Ideal combi boiler and ample space for off road parking and storage purposes.

BEDROOM ONE 12'11" x 13'4" (3.94m x 4.07m)

A bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and composite double glazed window to the front elevation.

BEDROOM TWO 12'11" x 12'2" (3.96m x 3.72m)

Another bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and composite double glazed window to the front elevation.

BATHROOM

A contemporary four piece bathroom suite comprising of: panelled bathtub with chrome mixer tap, shower cubicle, low level w.c, pedestal sink with chrome mixer tap, tiled walls, 1x cast iron radiator with heated towel rack, recessed LED spotlights, air extraction fan and uPVC double glazed frosted window to the rear elevation.

EXTERNALLY

Externally to the front elevation there is a flagged driveway leading up to the integral garage offering ample space for off road parking. To the rear elevation there is a laid lawn, flagged patio with space for garden furniture and stunning countryside views. Perfect for relaxing during the Spring / Summer months.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/burnley-rd-cliviger>

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have

been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

PUBLISHING

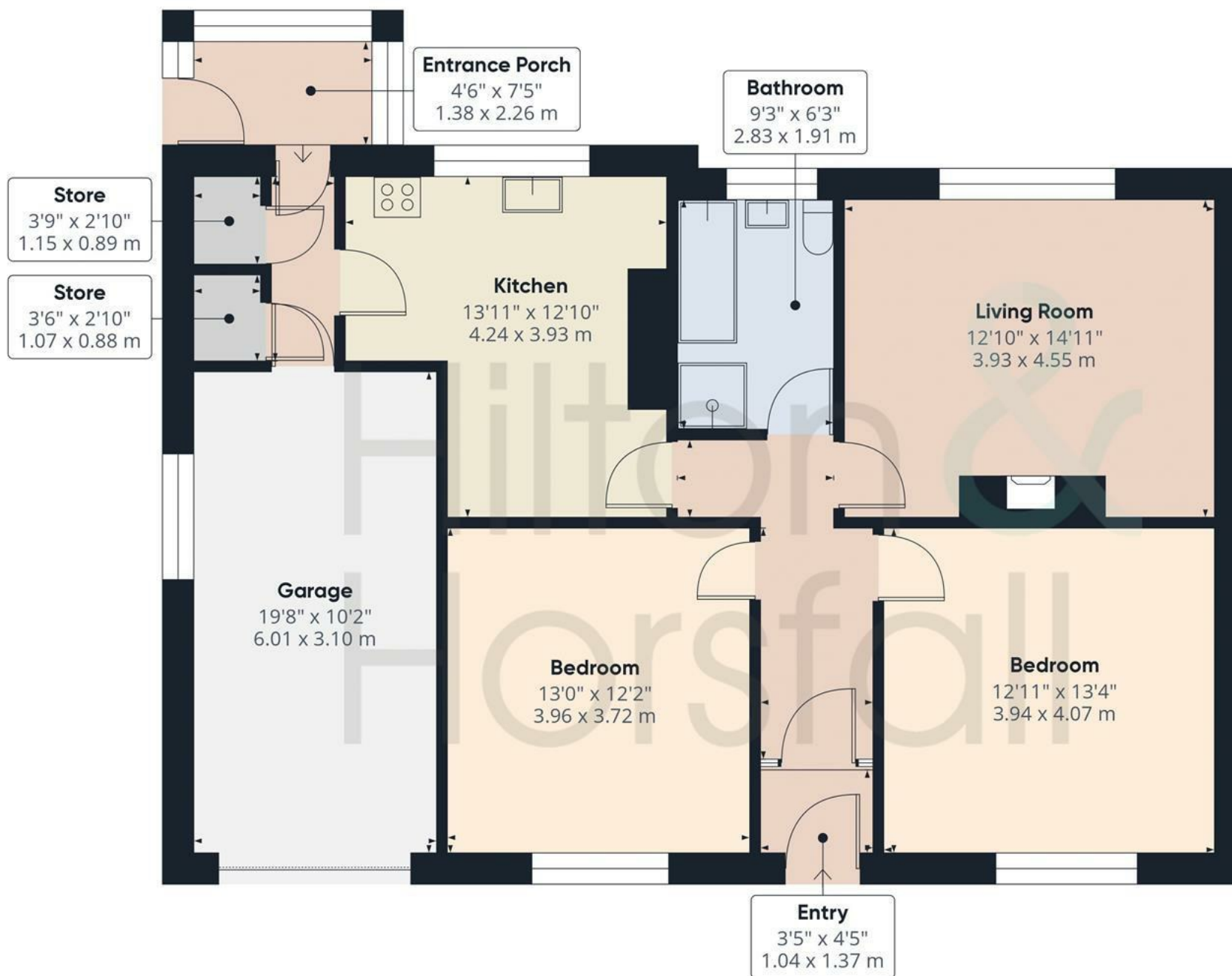
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OUTSIDE

Externally to the front elevation there is a flagged driveway leading up to the integral garage offering ample space for off road parking. To the rear elevation there is a laid lawn, flagged patio with space for garden furniture and stunning countryside views. Perfect for relaxing during the Spring / Summer months.



Approximate total area⁽¹⁾

1076.71 ft²

100.03 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





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