



## 26 Burnley Road

Cliviger, Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Open Views to Rear
- Well Presented
- Ideal First Time Buy
- Utility Room
- External Areas Front and Rear
- Council Tax Band A - Leasehold Tenure



## Ground Floor

The property is entered via an inviting entrance hall, setting the tone for the well-presented accommodation throughout. The living room is an elegant and well-proportioned space, finished to a high standard and ideal for both relaxing and entertaining. To the rear, the kitchen is thoughtfully arranged with a range of fitted units and ample work surfaces, seamlessly flowing through to a separate utility room, which provides additional storage and space for appliances, enhancing the practicality of the home.

## First Floor

The first floor offers two well-appointed bedrooms, comprising a spacious double bedroom and a comfortable single bedroom, both presented in excellent decorative order. The accommodation is complemented by a stylish three-piece bathroom suite, featuring a bath with shower over, wash hand basin, and WC. There is also access to a useful attic space, ideal for storage, though not classified as a habitable room in accordance with building regulations.

## External

Externally, the property enjoys an elevated position set back from the main road, with a charming front seating area providing an attractive space to relax. To the rear, there is a low-maintenance private yard, along with access to a communal seating area, offering additional outdoor space. The property further benefits from open views across surrounding farmland, creating a pleasant and semi-rural outlook.





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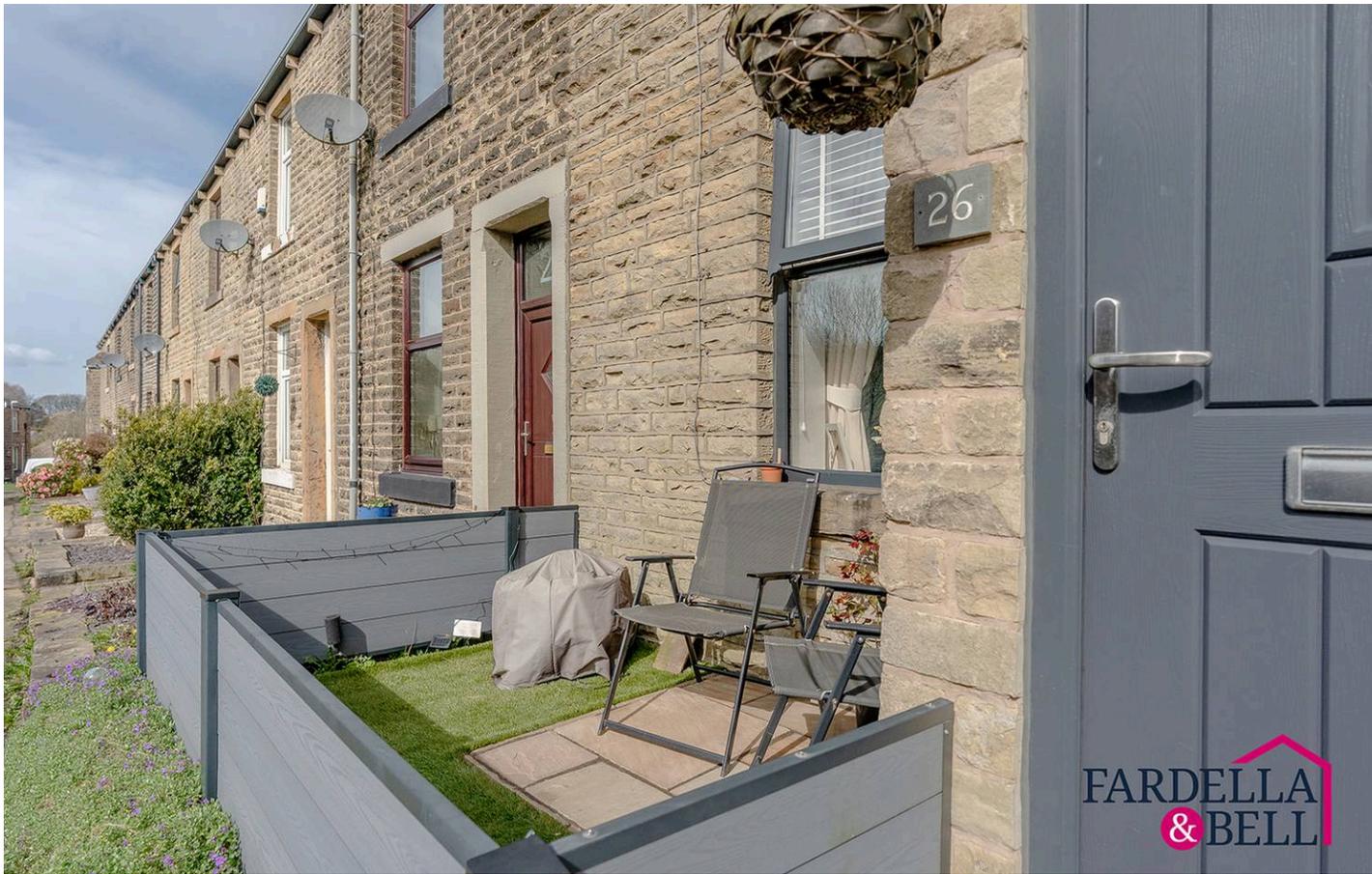
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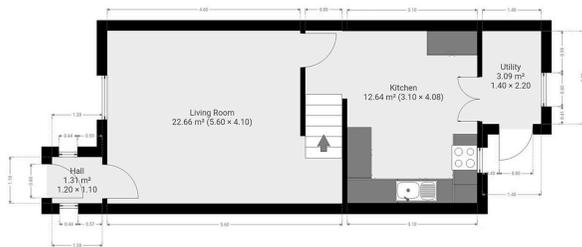


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## FRONT GARDEN

A stunning seating area to the front



Total Property Area: approx - 87.3 Sq Meters (939.69 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor areas), openings and orientations are approximate. We do not give any guarantee, they cannot be used as a basis for any agreement. No liability is taken for any error.



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