



*33 Clifton Square
Burnley
Offers in the Region of: £119,950*



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Head Address: 154 Whalley Road, Read, Burnley, Lancashire, BB12 7PN



33 Clifton Square Burnley

An immaculately presented two-bedroom Mew's property with private secure gated access, conveniently situated in Burnley, close to local town centre amenities and major transport links.

Briefly comprising, entrance hallway, lounge, kitchen/dining room and downstairs WC on the ground floor, along with two bedrooms and bathroom on the first floor.

Externally the front of the property benefits from its gated development location with CCTV and communal gardens, along with an allocated parking bay. To the rear of the property there is an enclosed, low maintenance, South West facing garden with paved patio area and artificial lawn.



ENTRANCE HALL

A composite entrance door opens into the entrance hall with carpeted flooring and ceiling light point. The entrance hall allows access to the first-floor staircase and lounge.

LOUNGE

The attractive lounge with UPVC double glazed window overlooking the front of the property, briefly comprising, Oak fireplace and granite hearth with coal effect gas fire, radiator, carpeted flooring, ceiling coving, and ceiling light point.



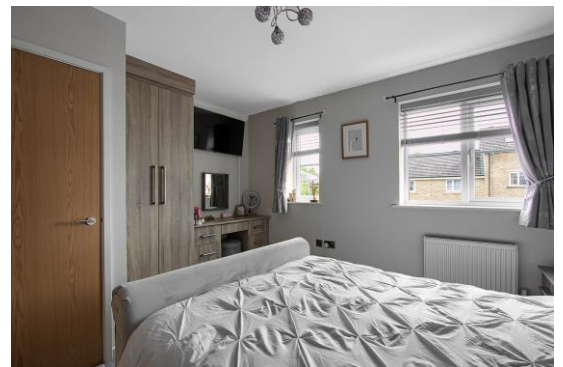
KITCHEN/DINING ROOM

The light filled kitchen/dining room benefits from a UPVC double glazed window and UPVC French doors allowing access out into the rear garden, briefly comprises, a range of Oak effect base and wall mounted units with complementary laminate work surfaces, ceramic tiled splashbacks, stainless steel sink with drainer and chrome mixer tap, integrated Electrolux electric oven and grill, stainless steel four ring gas hob, overhead extractor, Zanussi freestanding fridge freezer, space and plumbing for a washing machine, radiator, chrome ceiling spotlights, and two ceiling light points. The properties Worcester combination boiler is neatly housed on one of the wall mounted kitchen units.



BEDROOM ONE

A spacious double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, fitted high quality bedroom furniture, comprising, wardrobes, dressing table, and bedside cabinets, radiator, carpeted flooring, and ceiling light point.



BEDROOM TWO

A double bedroom with UPVC double glazed window overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.



BATHROOM

A modern family bathroom, briefly comprising, panelled bath with chrome mixer taps, and chrome thermostatic shower over, pedestal sink with chrome mixer tap, low level WC, chrome towel warmer, vinyl flooring, and chrome ceiling spotlights.

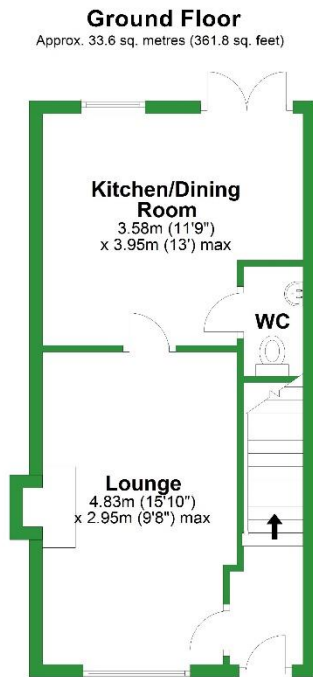


EXTERNAL

Externally the front of the property benefits from its private gated development location with CCTV and communal gardens, along with an allocated parking bay. To the rear of the property there is an enclosed, low maintenance, South West facing garden with paved patio area and artificial lawn.

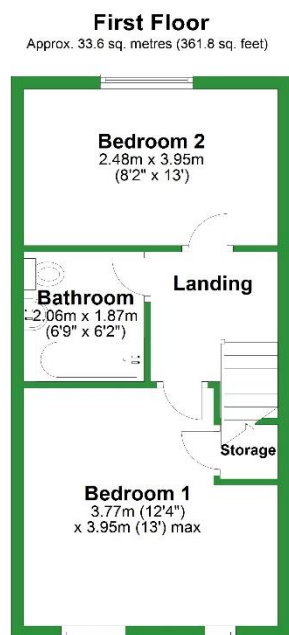
ADDITIONAL INFORMATION

The property has a £100 per annum management fee along with a £100 per annum service charge.



Total area: approx. 67.2 sq. metres (723.6 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.



VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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