



## 508 Red Lees Road, Cliviger Burnley. BB10 4TD

- Investment Opportunity
- Period cottage home
- Found in semi rural surroundings on the edge of Cliviger
- Located on the popular Red Lees Road
- In need of some cosmetic upgrading
- One reception room
- One large double bedroom
- Fully fitted three piece shower room
- Upvc double glazed throughout
- Gas central heating - run from a 'Baxi' combination boiler
- Open aspects to the front and rear
- Offered for sale with no onward chain
- EPC - C
- Council Tax - A





## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This period cottage home is found in a popular semi rural location on the edge of Cliviger, and offers impressive open views to the front and rear. The property has been tastefully updated by the current owner and boasts accommodation comprising of: one welcoming reception room, an eye catching fitted kitchen, two first floor bedrooms - the main being a comfortable double bedroom and a brand new four piece bathroom suite. Upvc double glazed and gas central heating - run from a 'Baxi' combination boiler. Ideal for anyone looking for their first home. Council Tax - Band A. EPC - C. Early viewing a must!



## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Vestibule

with door leading through to:

#### Sitting Room

13' 5" x 13' 1" (4.09m x 3.99m)

#### Kitchen

13' 1" x 10' 7" (4.00m x 3.22m)

### First Floor

#### Bedroom One

#### Bedroom Two

#### Four Piece Bathroom Suite

### Outside

#### Garden

Currently a low maintenance rear yard with outbuildings.

### Further Information

#### Further Information

The property is on a leasehold title, with the residue of a 999 year lease remaining.

The annual ground rent is £1.05.

The flood risk is considered to be low and the long term risk is assessed as the same.

EPC - C

Council Tax - Band A

Mobile and broadband coverage is offered by a number of companies.



## EPC

