



1 Rockwood Close, Burnley, Lancashire. BB10 2EX

- Offered for sale with no onward chain
- Charming two bedroom semi detached property
- Located just a short walk from Briercliffe town centre
- Close to all local amenities
- Well presented accommodation on offer
- One welcoming reception room
- Modern fitted dining kitchen
- Two well proportioned bedrooms
- Three piece bathroom suite
- Ample off road parking leading to a detached garage
- Rear garden with laid lawn and paved patio
- Warmed by gas central heating and being Upvc double glazed throughout
- Early viewing a must!
- EPC -D



PROPERTY DESCRIPTION

Offered for sale with no onward chain, this charming two bedroom semi detached property is found just a short walk from the popular village of Briercliffe, and all its amenities. The accommodation is well presented throughout and comprises of: one welcoming reception room, a fully fitted dining kitchen, two first floor double bedrooms and a three piece bathroom suite. The property boasts a driveway providing ample off road parking and leading to a detached garage. The rear garden has a paved patio immediately adjoining the property and a laid lawn. Warmed by gas central heating and being Upvc double glazed throughout. EPC - TBC. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

12' 6" x 14' 7" (3.81m x 4.45m)

Dining Kitchen

15' 11" x 11' 0" (4.85m x 3.35m)

First Floor

Bedroom One

12' 10" x 12' 11" (3.91m x 3.94m)

Bedroom Two

10' 2" x 10' 7" (3.10m x 3.23m)

Bathroom

Outside

Garden

Additional Information

Further Information

The property is on a leasehold title with the residue of a 999 year lease remaining. The annual ground rent is £5.

There are no noted restrictive covenants on the lease.

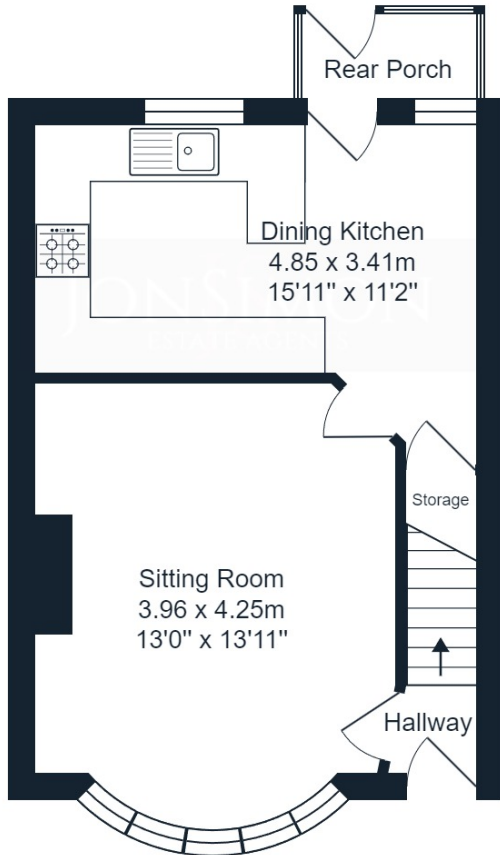
The area is considered low risk for surface water flooding.

Mobile and broadband coverage is offered by a number of providers and ultrafast is available.

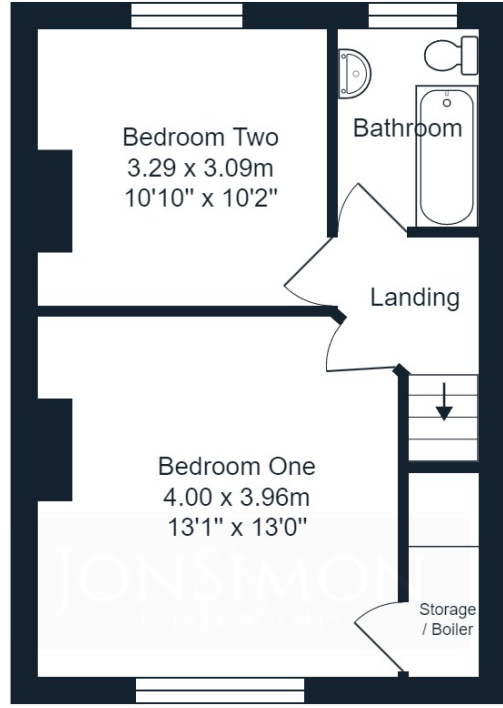
Council Tax is Band A.



FLOORPLAN & EPC



GROUND FLOOR



FIRST FLOOR

Rockwood Close, BURNLEY

Total Area: 72.6 m² ... 781 ft²

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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