



**Park Road
Cliviger
Burnley
Lancashire
BB10 4SL**

Offers in Excess of £160,000

bettermove

Park Road Burnley

Bettermove are proud to present this 2 bedroom Terraced House in Cliviger, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking available nearby. The council tax band is A.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 852 years remaining on the lease; the ground rent has never been demanded and there are no service charges.

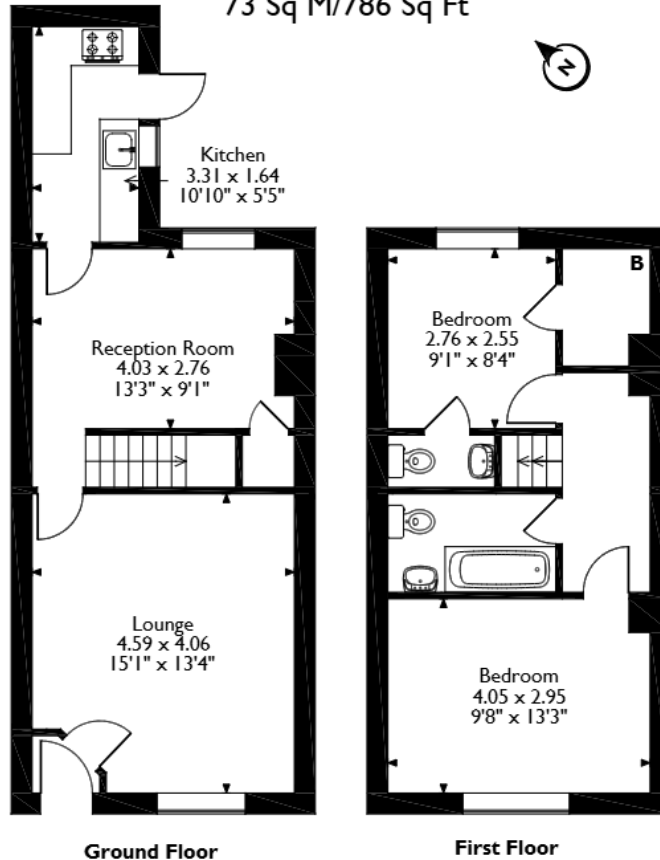
The interior of this well presented property comprises a spacious living room, dining room and the fitted kitchen on the ground floor. The first floor consists of two bedrooms, including the master bedroom with an ensuite bathroom and the family bathroom.

Located in the popular residential area of Cliviger, excellent transport connections can be found from the A646 and many local bus routes providing easy access into Burnley Town Centre where a wide range of amenities can be found.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



7, Park Road, Cliviger, Burnley, Lancashire
 Approximate Gross Internal Area
 73 Sq M/786 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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