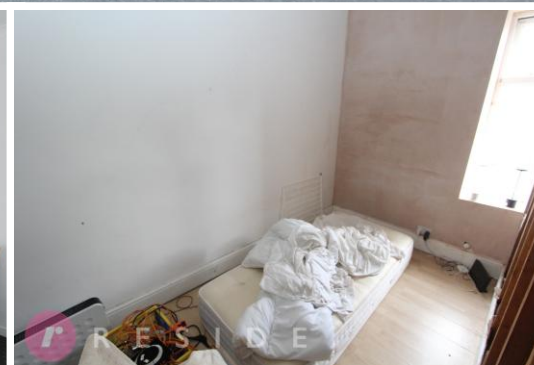




229 Briercliffe Road

Burnley | BB10 1UR

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Overview

- Garden Fronted
- Mid-Terraced House
- In Need Of Modernisation
- Two Bedrooms
- Fitted Dining Kitchen
- Shower Room
- Private Rear Yard
- uPVC Double Glazing
- Gas Central Heating
- Ideal For First-Time Buyers/Investors
- Convenient Location

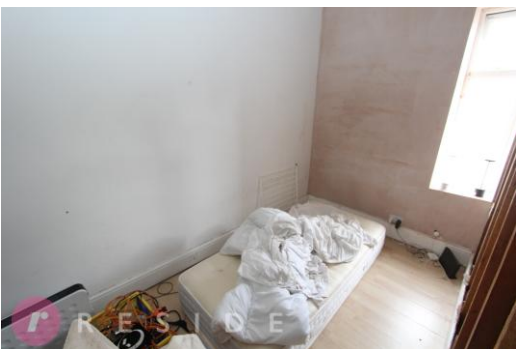


Two Bedroom Mid-Terraced House Offering Excellent Potential

Mid-terraced house offering excellent potential and conveniently located within walking distance to superb local amenities such as, supermarkets, schools, Burnley general hospital, and Briercliffe shopping centre.



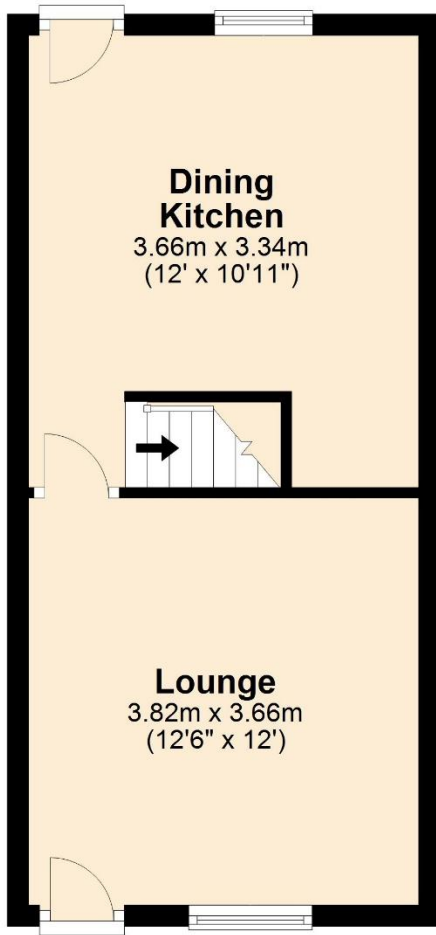
Internally, the property offers an ideal investment opportunity for investors/first-time buyers, comprising of a spacious lounge, fitted dining kitchen, two bedrooms and three-piece shower room. The property also benefits from having gas central heating and upvc double glazing.



Externally, the property further benefits from being garden fronted, along with a rear patio garden with storage shed and gate to back alley.

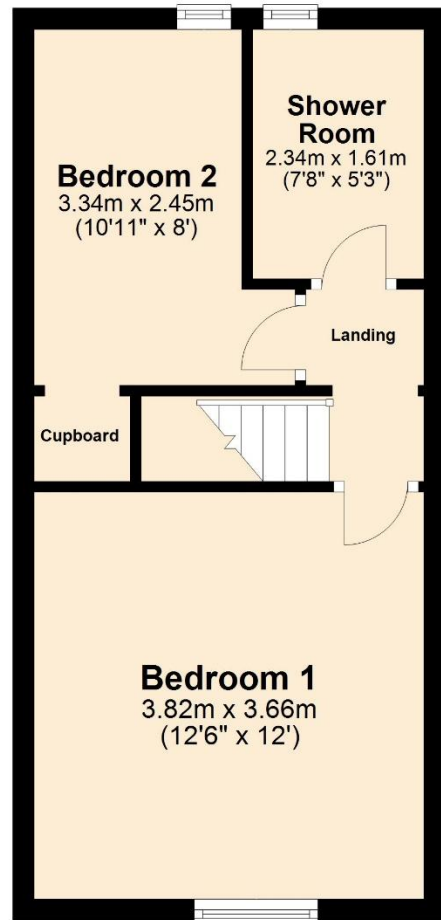
Ground Floor

Approx. 29.9 sq. metres (321.5 sq. feet)



First Floor

Approx. 29.9 sq. metres (321.5 sq. feet)



Total area: approx. 59.7 sq. metres (643.0 sq. feet)

4 Smith Street, Rochdale
Lancashire, OL16 1TU

Tel: 01706 356633

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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".