

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Townley Street, Briercliffe, BB10 2HS

Offers Over £80,000

AN OUTSTANDING FIRST TIME HOME OR RENTAL INVESTMENT

Having been presented and maintained to the highest standard throughout with spacious rooms, neutral décor and not overlooked from the rear, this fantastic end terraced property is being proudly welcomed to the market in the highly regarded location of Briercliffe. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Nelson and major motorway links. With no chain delay, fitted kitchen and contemporary bathroom, this property is the perfect first time home or rental investment truly not to be missed!

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you through to a kitchen diner which guides you on to the rear and houses and staircase to the first floor. The first floor comprises of doors on to two bedrooms and a three-piece bathroom suite. Externally there is an enclosed yard to the rear which is not overlooked.

For further information or to arrange a viewing please contact our Burnley team at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents

Townley Street, Briercliffe, BB10 2HS

Offers Over £80,000



- Tenure Leasehold
- On Street Parking
- Three Piece Bathroom suite
- Close Proximity To Amenities
- Council Tax Band A
- Two Bedroom property
- Enclosed Rear Yard (Not Overlooked)
- EPC Rating E
- Fitted Kitchen
- Ideal First Time Buy

Ground floor

Entrance

UPVC double glazed front door to vestibule.

Vestibule

3'3 x 3'3 (0.99m x 0.99m)

Wood effect floor and open to reception room.

Reception Room One

14'2 x 13'4 (4.32m x 4.06m)

UPVC double glazed window, central heating radiator, television point, coving, two feature wall lights, gas fire with stone hearth and surround, hard wood mantle, meter cupboard, wood effect floor and door to kitchen/diner.

Kitchen/Diner

13'4 x 12'8 (4.06m x 3.86m)

UPVC double glazed box window, central heating radiator, range of white wall and base units, granite effect surface, tiled splash back, composite one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbed for washing machine, coving, under stairs storage, tiled effect floor, hard wood door to rear and stairs to first floor.

First Floor

Landing

7'5 x 5'6 (2.26m x 1.68m)

Loft access, doors to two bedrooms and bathroom.

Bedroom One

13' x 13'4 (3.96m x 4.06m)

UPVC double glazed window, central heating radiator and wood effect floor.

Bedroom Two

11'4 x 10'4 (3.45m x 3.15m)

UPVC double glazed window, central heating radiator, fitted wardrobe, main Eco boiler and wood effect floor.

Bathroom

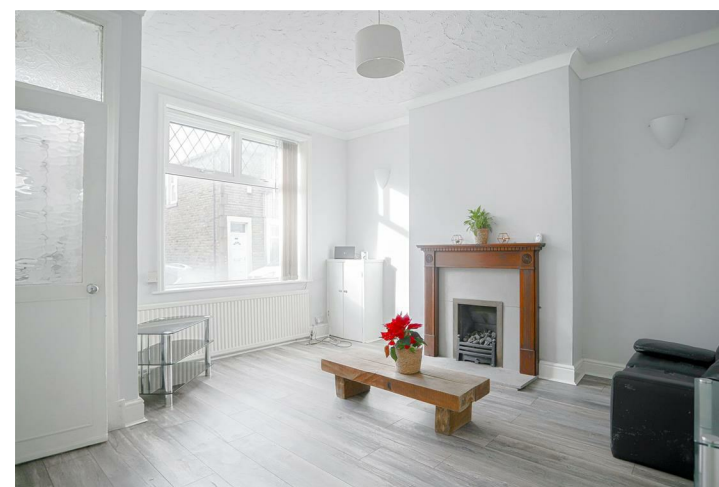
13'4 x 4'7 (4.06m x 1.40m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, panel bath with direct feed shower, part tiled elevation, spotlights and wood effect floor.

External

Rear

Enclosed yard.



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