



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			
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Church Street, Briercliffe, BB10 2HU

### £130,000

RECENTLY REFURBISHED MODERN PROPERTY NOT TO BE MISSED

Welcome to this charming property located on Church Street in the picturesque village of Briercliffe, Burnley. This delightful house boasts spacious and bright reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

Recently refurbished with modern decor and appliances, this property offers a fresh and contemporary feel throughout. The sleek design and stylish finishes create a welcoming atmosphere that is sure to make you feel right at home.

Conveniently situated, this house provides easy access to a variety of local amenities, ensuring that everything you need is just a stone's throw away. Whether you're looking to grab a quick bite to eat, do some shopping, or simply enjoy a leisurely stroll, you'll find everything you need within reach.

Furthermore, this property is ideally located close to both motorway links and public transport, making it a breeze to travel to and from the area. Whether you're commuting to work or exploring the surrounding areas, you'll appreciate the convenience of the excellent transport links.

Contact our Burnley office and a member of our team will assist you with any further inquiries



# Church Street, Briercliffe, BB10 2HU

£130,000



- Mid Terraced Property
- Two Reception Rooms
- Perfect Family Home
- EPC Rating: E
- Three Spacious Bedrooms
- Recently Refurbished with Modern Decor and Appliances
- Tenure Leasehold
- Three Piece Bathroom
- On Street Parking
- Council Tax Rating: A

## Ground Floor

### Entrance Vestibule

4'3 x 3'3 (1.30m x 0.99m)

UPVC front door, dado rail, cornice coving and door to hall.

### Hall

9'1 x 3'3 (2.77m x 0.99m)

Central heated radiator, cornice coving, corbels, dado rail, smoke detector, door to reception room one, door to reception room two and stairs to first floor.

### Reception Room One

11'3 x 11'1 (3.43m x 3.38m)

UPVC double glazed window, central heated radiator, cast iron feature fireplace, cornice coving, ceiling rose and meter cupboard.

### Reception Room Two

14'11 x 14'10 (4.55m x 4.52m)

UPVC double glazed window, central heated radiator, coving, ceiling rose, dado rail, cast iron open fireplace with stone surround and mantel, door to kitchen and door to under stairs storage.

## Kitchen

8'10 x 7'2 (2.69m x 2.18m)

UPVC double glazed window, range of high gloss wall and base units with laminate worktops, freestanding oven and extractor hood, tiled splashbacks, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, spotlights, tiled flooring and UPVC door to rear.

## First Floor

### Landing

8'4 x 5'1 (2.54m x 1.55m)

Loft access, dado rail, doors to three bedrooms and family bathroom.

### Bedroom One

14'11 x 10'6 (4.55m x 3.20m)

UPVC double glazed window, central heated radiator, cast iron fireplace with stone surround and exposed brick.

### Bedroom Two

11'1 x 8 (3.38m x 2.44m)

UPVC double glazed window, central heated radiator and fitted wardrobe.

### Bedroom Three

8'7 x 6'7 (2.62m x 2.01m )

UPVC double glazed window and fitted wardrobe.

## Bathroom

7'7 x 4'7 (2.31m x 1.40m)

Central heated towel rail, extractor fan, pedestal wash basin with mixer tap, panel bath with traditional taps and overhead direct feed shower, dual flush WC, part tiled elevations, spotlights and laminate flooring.

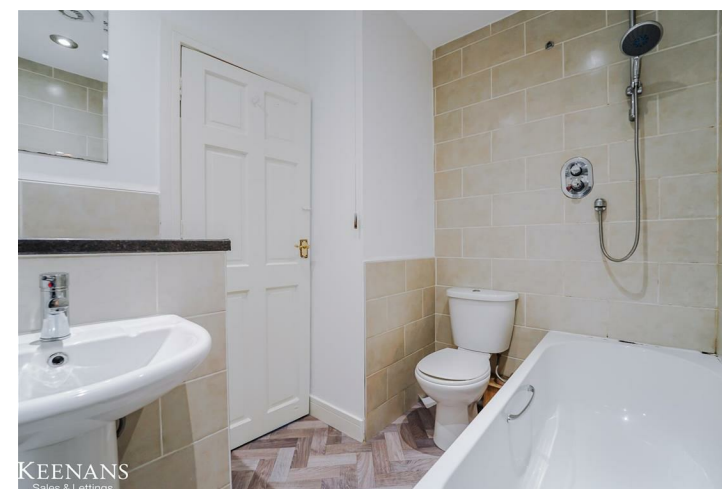
## Exterior

## Rear

Enclosed paved yard.

## Front

Paved courtyard.



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