



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			
(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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Burnley Road, Briercliffe, BB10 2HJ

£140,000

A BEAUTIFULLY PRESENTED THREE BEDROOM MID TERRACE PROPERTY IN THE HEART OF BRIERCLIFFE

Welcome to this charming property located on Burnley Road in the sought-after area of Briercliffe. This delightful house boasts three bedrooms and is elegantly spread over three floors, offering ample space for a growing family or those who love to entertain.

Upon entering, you are greeted by two generously sized reception rooms, perfect for relaxing with family or hosting guests. The property exudes character with its original features, adding a touch of traditional charm to the modern layout.

Situated in a popular location, this house not only provides a comfortable living space but also offers convenience with easy access to local amenities and transport links.

Don't miss the opportunity to make this beautifully presented mid-terrace house your new home. Contact us today to arrange a viewing and experience the warmth and character this property has to offer.

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- Mid Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: TBC
- Two Bedrooms And Attic Room
- Three Piece Bathroom
- Freehold
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Reception Room One

14'9 x 13' (4.50m x 3.96m)

Hardwood entrance door, hardwood double glazed window, central heating radiator, coving, ceiling rose, dado rail, TV point, radiant fire and open access to inner hall.

Inner Hall

Stairs to first floor and door to reception room two.

Reception Room Two

13'1 x 11'1 (3.99m x 3.38m)

Central heating radiator, coving, ceiling rose, dado rail, two wall lights, under stairs storage, tiled flooring and open access to kitchen.

Kitchen

11'2 x 10'3 (3.40m x 3.12m)

Hardwood double glazed window, loft access, spotlights, wood panel wall and base units, laminate worktops, integrated oven with four burner gas hob and extractor hood, stainless steel splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, tiled flooring and UPVC door to rear.

First Floor

Landing

Doors leading to two bedrooms, family bathroom and stairs to second floor.

Bedroom One

13' x 12'4 (3.96m x 3.76m)

Hardwood double glazed window, central heating radiator, storage and fitted wardrobes.

En Suite

8'0 x 5'4 (2.44m x 1.63m)

Central heating radiator, dado rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, tiled elevations, extractor fan, tiled effect lino flooring.

Bedroom Two

11'1 x 7'5 (3.38m x 2.26m)

UPVC double glazed window and central heating radiator.

Bathroom

8'3 x 5'3 (2.51m x 1.60m)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin, panel bath with direct feed shower over, part tiled elevations and wood effect flooring.

Second Floor

Attic Room

19'9 x 13'1 (6.02m x 3.99m)

Two Velux windows, central heating radiator, spotlights, loft access and wood effect flooring.



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