




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

## Burnley Road, Briercliffe, BB10 2JJ

### Offers Over £245,000

AN ENVIABLE FULLY UPDATED FAMILY HOME WITH FABULOUS OPEN COUNTRYSIDE VIEWS

Having been presented and updated to the highest standard throughout with immaculate presentation, modern fixtures and fittings and enviable countryside views, this outstanding three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Briercliffe. Having undergone a full transformation with neutral decoration and enviable extension, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Pendle and major motorway links. With impressive bi-folding doors out to the beautiful low maintenance gardens, three generously sized bedrooms and double driveway, this property is the perfect family home truly not to be missed!

The property comprises briefly; a welcoming entrance porch provides access on to a spacious dining area. The dining area guides you through to a beautiful reception room and contemporary fitted kitchen, as well as housing a staircase to the first floor. The reception room boasts a beautiful multi fuel burner whilst the kitchen boasts modern wall and base units and opens on to a second reception room. The second reception room boasts enviable bi-folding doors out to the rear. The first floor comprises of doors on to the three generously sized bedrooms and a modern bathroom. Externally there is an enclosed garden to the rear with imprinted concrete patio and artificial lawn. To the front there is an artificial lawn garden with double driveway.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.



# Burnley Road, Briercliffe, BB10 2JJ

## Offers Over £245,000

 3  1  3  D

- Exceptional Semi Detached Property
  - Contemporary Fitted Kitchen
  - Driveway For Off Road Parking
  - EPC Rating D
- Three Generously Sized Bedrooms And Three Piece Bathroom Suite
  - Presented to Highest Standard Throughout
  - Tenure Leasehold
- Two Reception Rooms
  - Spacious Rear Garden with Open Aspect Views
  - Council Tax Band C

### Ground Floor

#### Entrance Porch

10'0 x 2'10 (3.05m x 0.86m)  
Composite double glazed frosted front door, UPVC double glazed frosted window, double glazed frosted roof, wood effect laminate flooring, composite double glazed frosted doors to rear and dining room.

#### Dining Room

11'10 x 10'11 (3.61m x 3.33m)  
Central heating radiator, smoke detector, wood effect laminate flooring, UPVC double glazed door to front, doors leading to reception room one, kitchen and stairs to first floor.

#### Reception Room One

14'4 x 13'2 (4.37m x 4.01m)  
UPVC double glazed bow window, central heating radiator, coving, television point, cast iron multifuel burner with granite hearth, slate tiled surround and oak mantel.

#### Kitchen

14'3 x 9'10 (4.34m x 3.00m)  
UPVC double glazed window, central heating radiator, range of high gloss handleless wall and base units with wood effect work surfaces and splashback, ceramic one and a half bowl sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, space for American-style fridge freezer, plumbing for washing machine, Main Eco boiler, spotlights, wood effect laminate flooring and open to reception room two.

#### Reception Room Two

15'10 x 9'5 (4.83m x 2.87m)  
Two UPVC double glazed windows, television point, PVC to ceiling, wood effect laminate flooring and composite double glazed bi-folding doors to rear.

### First Floor

#### Landing

9'3 x 7'1 (2.82m x 2.16m)  
Smoke detector, loft access, doors leading to three bedrooms and bathroom.

#### Bedroom One

18'4 x 16'10 (5.59m x 5.13m)  
Three UPVC double glazed windows, two central heating radiators and television point.

#### Bedroom Two

10'11 x 6'11 (3.33m x 2.11m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Three

7'4 x 7'1 (2.24m x 2.16m)  
UPVC double glazed window and central heating radiator.

### Bathroom

7'0 x 6'1 (2.13m x 1.85m)  
UPVC double glazed frosted window, central heating radiator with heated towel rail, freestanding rolltop ball and clawfoot bath with mixer tap and rinse head, pedestal wash basin with traditional taps, low basin WC, tiled elevations, PVC panelled elevations, dado rail, spotlights, loft hatch and tiled effect lino flooring.

### Second Floor

#### Loft Room

22'2 x 21'5 (6.76m x 6.53m )  
Velux window, boarded, power and lighting.

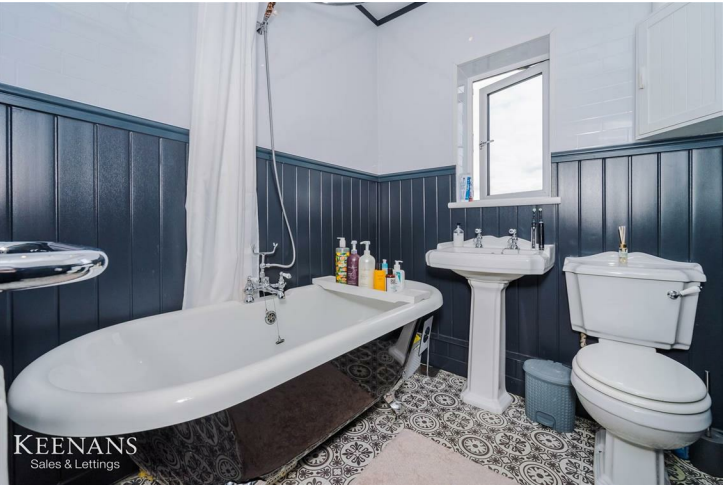
### External

#### Rear

Enclosed garden with imprinted concrete patio, artificial lawn, power and lightings.

#### Front

Artificial lawn and double driveway with space for two vehicles.



Tel: 01282469023

www.keenans-estateagents.co.uk