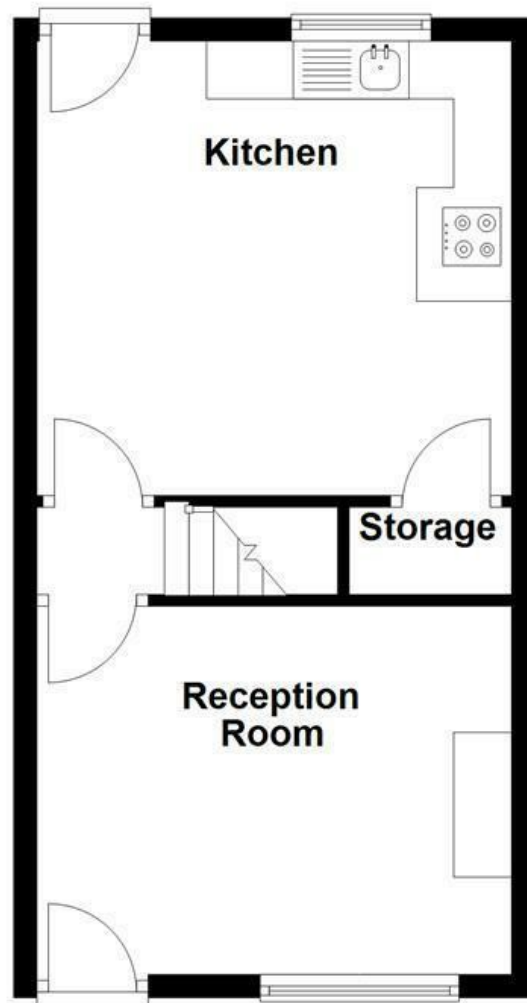
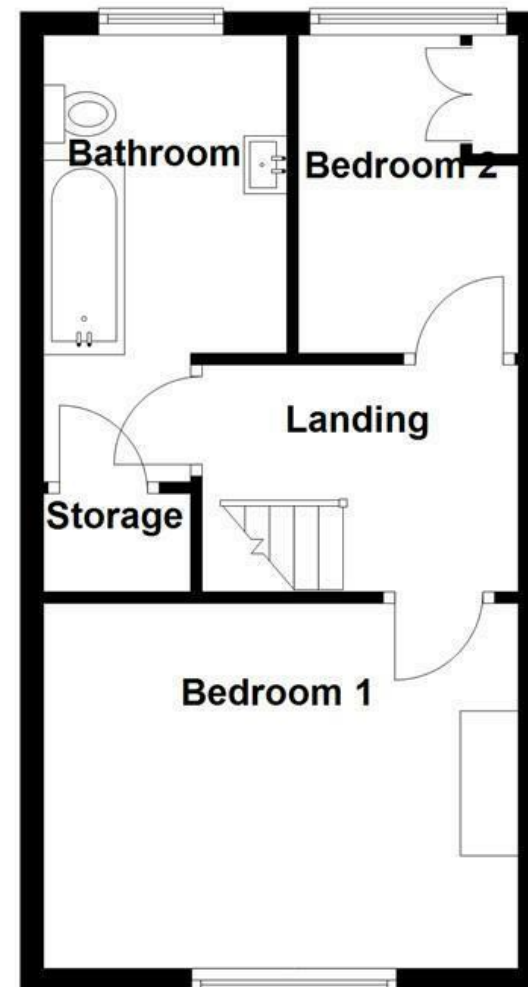


Ground Floor



First Floor



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 81                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 62      |                         |
| (39-54) E                                   |         |                         |
| (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.

## Talbot Street, Briercliffe, BB10 2HW

### Offers Over £105,000

BRIGHT TWO BEDROOM MID TERRACE PROPERTY

Located in the enviable location of Briercliffe, Burnley, this delightful two-bedroom mid-terrace house on Talbot Street presents an excellent opportunity for first-time buyers. The property boasts a spacious living area that seamlessly flows into a modern kitchen, creating an inviting space perfect for both relaxation and entertaining.

Upstairs, you will find a generously sized family bathroom, thoughtfully designed to cater to your everyday needs. The home also features a lovely rear yard, ideal for enjoying the outdoors, whether it be for gardening, hosting friends, or simply unwinding after a long day.

This property combines comfort and convenience, making it a wonderful choice for those looking to step onto the property ladder. With its appealing layout and modern amenities, this home is ready to welcome its new owners. Don't miss the chance to make this charming house your own.

# Talbot Street, Briercliffe, BB10 2HW

## Offers Over £105,000

 2  1  1  D

- Tenure Leasehold
- On Street Parking
- Viewing Essential
- Easy Access To Major Network Links
- Council Tax Band A
- Two Well Proportioned Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
- Ideal First Time Buy
- Enclosed Rear Yard

### Ground Floor

#### Entrance

Composite frosted door to reception room.

#### Reception Room

13'6 x 10'5 (4.11m x 3.18m)

UPVC double glazed window, central heating radiator, electric fire with surround and door to stairs to first floor and kitchen.

#### Kitchen

13' x 12'11 (3.96m x 3.94m)

UPVC double glazed window, central heating radiator, gloss wall and base units, wood effect laminate work surfaces, stainless steel sink, drainer and mixer tap, four ring gas hob, electric oven and grill, tiled splash back, extractor hood, plumbing for washing machine, space for fridge freezer, Vaillant boiler, under stairs storage, partially tiled elevations, wooden effect laminate flooring and UPVC double glazed door leading to rear garden.

### First Floor

#### Landing

9'1 x 6'3 (2.77m x 1.91m)

Loft access, smoke alarm, doors to two bedrooms and bathroom.

#### Bedroom One

13'3 x 10'5 (4.04m x 3.18m)

UPVC double glazed window, coving and central heating radiator.

#### Bedroom Two

9'4 x 6'5 (2.84m x 1.96m)

UPVC double glazed window, central heating radiator and inbuilt storage cupboard.

#### Bathroom

13' x 7'1 (3.96m x 2.16m)

UPVC double glazed frosted window, central heating towel rail , dual flush WC, panelled bath with direct feed rainfall shower, vanity top wash basin with mixer tap, storage, partial PVC elevation, spot lights and wood effect vinyl flooring.

### External

#### Rear

Enclosed paved rear yard.



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