



# Falcon & Foxglove

**65 Halifax Road, Briercliffe BB10 3QN**



For sale is this traditional two bedroom cottage with a substantial garden with no chain. The property consists of a spacious lounge, kitchen dining, two bedrooms and first floor bathroom. It also benefits from double glazing, gas central heating and off-road parking.

Located close to open countryside but within a short distance to both Burnley & Nelson the property will suit many people. There is also local bus links to both towns and further afield, access to local shops, infant schools and Public Houses.

- **Two Bedrooms**
- **Substantial Garden**
- **Spacious Lounge**
- **Kitchen Dining**
- **Off Road Parking**
- **EPC Rating C**
- **Council Tax Band C**
- **Freehold**
- **Gas Central Heating**
- **Double Glazing**

**£185,000**



**Falcon & Foxglove Estate Agents Limited,  
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## Entrance Hall

### Lounge

5.49m x 3.88m (18ft 0" x 12ft 8")

Double glazed window to the front of the property

Carpeted flooring

Stone fireplace

Central heating radiator

Under stairs storage cupboard

TV & telephone points



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### **Kitchen**

**5.39m x 3.47m (17ft 8" x 11ft 4")**

Double glazed windows to the side and rear of the property

Fitted wall and base units

Laminate work surfaces

Stainless steel sink unit

Integrated electric oven and gas hob

Central heating boiler and radiator

Plumbing for automatic washing machine



### **Boot Room**

**1.81m x 1.69m (5ft 11" x 5ft 6")**



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**Landing**

**2.85m x 2.57m (9ft 4" x 8ft 5")**

Carpeted flooring

Fitted storage cupboards

Loft access

**Bedroom One**

**5.51m x 3.20m (18ft 0" x 10ft 6")**

Double glazed windows to the side and rear of the property

Carpeted flooring

Central heating radiator

Built in wardrobes



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**Bedroom Two**  
**4.63m x 3.01m (15ft 2" x 9ft 10")**

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator

Built in wardrobes



**Bathroom**  
**2.25m x 1.71m (7ft 4" x 5ft 7")**

'P' Shaped bath with thermostatic shower over

Vanity unit with hand wash basin and low level w.c.

Tiled walls

Towel radiator



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## Garden

Mainly laid to lawn

Mature shrubs and plants

Patio area



## Off Road Parking



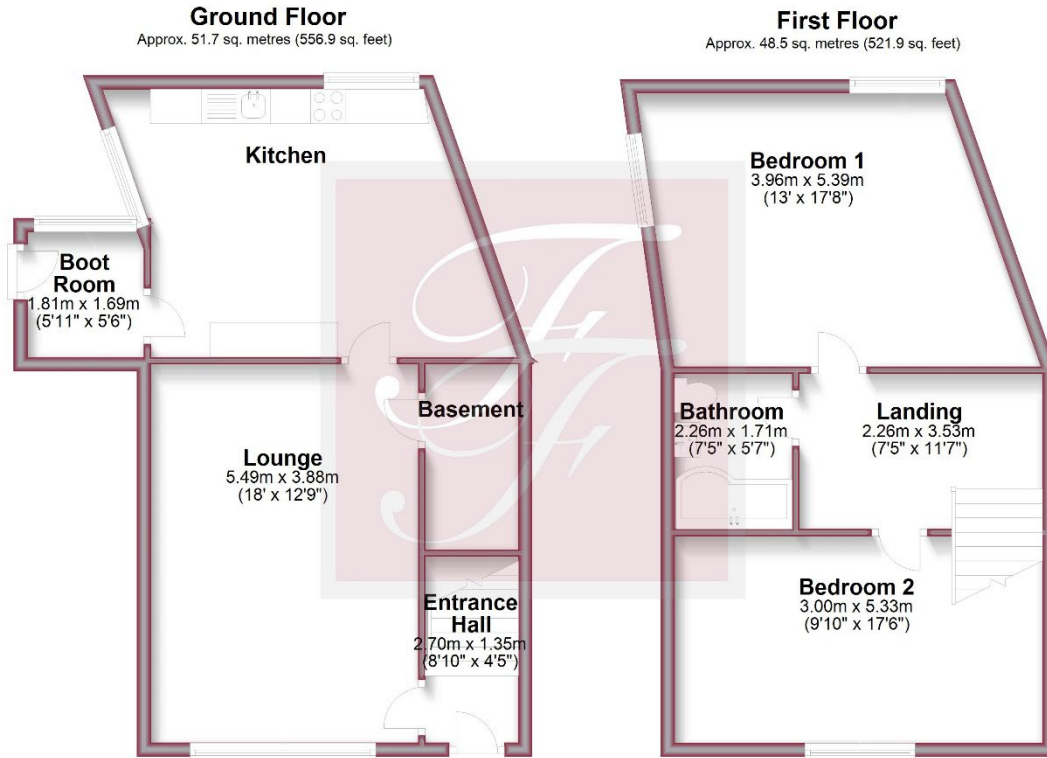
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Total area: approx. 100.2 sq. metres (1078.8 sq. feet)

Please note: Plans are to show room locations only and are not to scale

**NOTES:**

**VIEWING:** Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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