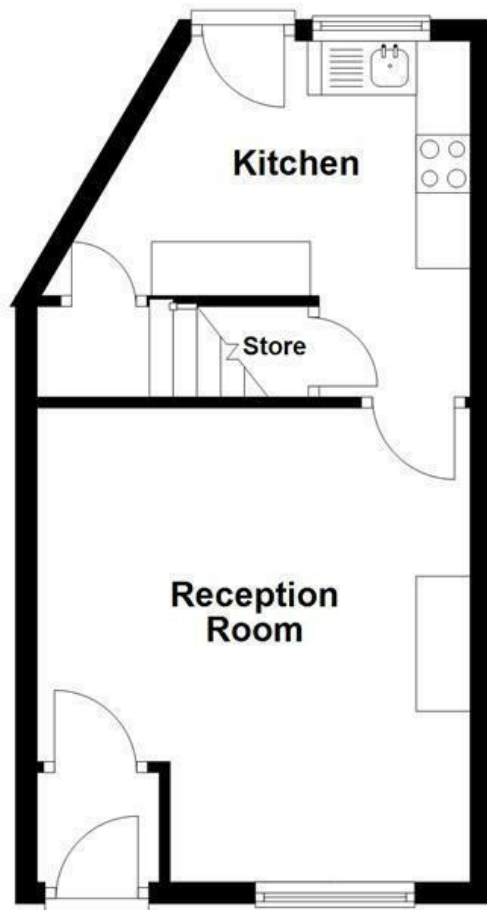


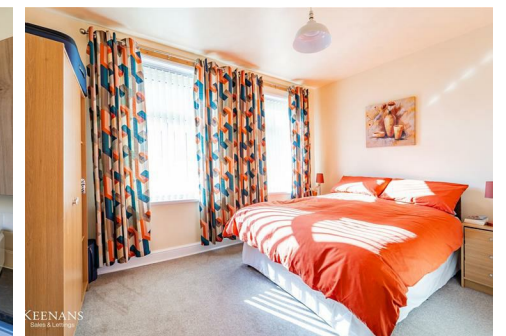
Ground Floor



First Floor




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) <b>A</b>                          | <b>62</b> | <b>87</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</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 2HJ

### £695

#### MODERNISED MID TERRACE PROPERTY

Welcome to this charming mid terrace property located on Burnley Road in the lovely area of Briercliffe, Burnley. This property boasts a cosy reception room, two comfortable bedrooms, and a modern shower room, making it a perfect home for a small family or a couple.

Recently renovated within the last twelve months, this house shines with newly replaced external doors and windows, giving it a fresh and inviting look. The renovation has not only enhanced the aesthetics but also ensured a comfortable living experience for its future residents.

One of the highlights of this property is the well-equipped kitchen, ideal for honing your culinary skills and preparing delicious meals. Whether you are a seasoned chef or just starting to explore the world of cooking, this kitchen provides the perfect space for your culinary adventures.

Situated in a convenient location, this house offers great access to the local area, providing easy reach to amenities, schools, and transport links. The neighbourhood is friendly and welcoming, making it a great place to call home.

Don't miss the opportunity to make this lovely house your own and create beautiful memories in this wonderful community. Contact us today to arrange a viewing and take the first step towards owning this delightful property on Burnley Road.



Burnley Road, Briercliffe, BB10 2HJ

£695

 2  1  1  D

- Immaculate Mid Terrace Property
  - Neutral Decoration Throughout
  - Enclosed Rear Yard
  - EPC Rating D
- Two Bedrooms
  - Modern Fitted Kitchen
  - Tenure Leasehold
- Three Piece Shower Room
  - Recently Renovated
  - Council Tax Band A

Ground Floor

Entrance Vestibule

3'9 x 3'4 (1.14m x 1.02m )

UPVC front door and door to reception room.

Reception Room

14'5 x 13'2 (4.39m x 4.01m )

UPVC double glazed window, central heating radiator, coving, electric fire with marble hearth and mantel, television point, integrated shelving and storage and door to kitchen.

Kitchen

11'7 x 10'10 (3.53m x 3.30m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, space for under counter fridge and freezer, plumbing for washing machine, laminate flooring, door to understairs storage and door to stairs to first floor.

First Floor

Landing

6'5 x 5'10 (1.96m x 1.78m)

Smoke detector, loft hatch, doors leading to two bedrooms and bathroom.

Bedroom One

12'9 x 10'10 (3.89m x 3.30m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Two

10'1 x 7'6 (3.07m x 2.29m )

UPVC double glazed window and central heating radiator.

Shower Room

8'2 x 5'4 (2.49m x 1.63m )

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, walk-in direct feed shower with rinse head, spotlights, extractor fan, PVC to ceiling, tiled elevations and laminate flooring.

External

Rear

Enclosed paved yard and gated to shared access road.

