

DESCRIPTION

*** 2 BEDROOMS + ATTIC - GARAGE - GAS CENTRAL HEATING ***

Welcome to this charming 2-bedroom mid-terraced home, ideally situated in the desirable area of Briercliffe, Burnley. Perfectly blending modern amenities with classic charm, this property features a spacious attic room, offering versatile space. The fitted kitchen is equipped with contemporary fixtures and ample storage, while two generous reception rooms provide comfortable spaces for relaxation and entertaining.

The home benefits from uPVC double glazing and efficient gas central heating, ensuring a cosy and energy-efficient living environment. Outside, the rear yard offers a private outdoor retreat, perfect for enjoying sunny afternoons or dining al fresco. There is also the fantastic addition of a garage for that much needed parking or storage space.

Located just a 5-minute drive from Burnley town centre, this property offers convenient access to a variety of well-regarded schools and independent shops. Whether you're a first-time buyer, a growing family, or looking for a valuable investment opportunity, this home in Briercliffe promises comfort, convenience, and a vibrant community. Don't miss the chance to make this delightful house your new home.





BRITISH
PROPERTY
AWARDS
2023

GOLD WINNER

ESTATE AGENT
IN BURNLEY





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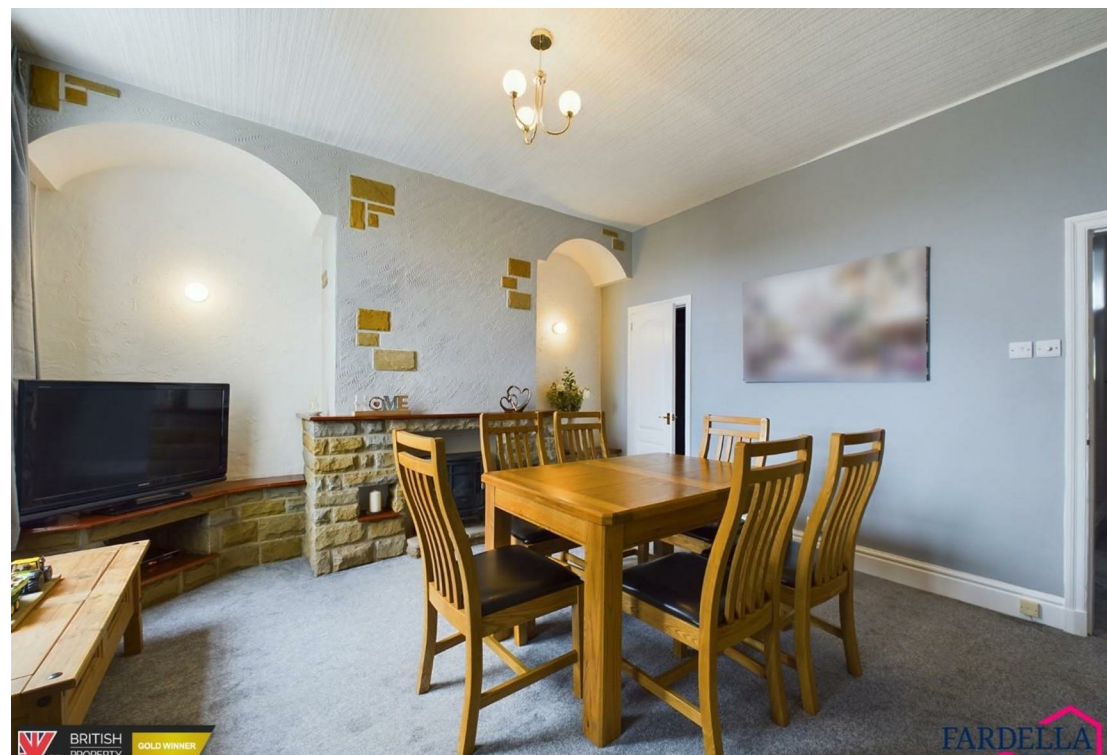
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Entrance Hallway

Entrance vestibule with access to the hallway with fitted carpet, radiator and a ceiling light point.

Reception Room One

With fitted carpet, gas fire with surround, large uPVC bay window, radiator, TV point, ceiling light point, side wall light points, ceiling rose and feature coving.

Reception Room Two

Stone fireplace, electric fire, wall mounted lights, TV point, understairs storage, fitted carpet, uPVC window, radiator and ceiling light point.

Kitchen

A mixture of wall and base units, 5x ring gas hob with integrated oven, vinyl flooring, radiator, uPVC window, uPVC door leading to the rear, tiled splashback, stainless steel inset sink with chrome mixer tap and plumbing for a washing machine.

Landing

With fitted carpet and a ceiling light point.

Bedroom One

With fitted carpet, built in fitted mirrored wardrobes, spotlights, uPVC window, TV point and radiator.

Bedroom Two

With fitted carpet, ceiling light point, uPVC window, radiator and spiral staircase leading to the attic room.

Attic Room

With VELUX window, radiator and lighting point. There are 4 double sockets.

Bathroom

A four piece bathroom suite with a walk in shower cubicle with mains fed shower, partially tiled walls, corner panelled bath with chrome taps, w. c., radiator, mirrored walls, frosted uPVC window, storage cupboard, pedestal sink.

Exterior Space

Front- There is a small forecourt with mature shrubs and secure gate.

Rear- A large rear yard with plumbing point and direct access to the separate garage. The garage has lighting and power and also the added benefit of off road parking for 1 vehicle.

Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Leasehold' and the Council Tax Band is 'B'

999 Years from 13.06.1903 - £1.14 annual ground rent.

The title register shows the property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative.

Parking - Off Street to the rear / garage

Rights and easements - unknown

Restrictions – not conservation area, not a listed building status, no tree preservation orders in place.

Building safety – none

Accessibility/Adaptations – essential living accommodation on entrance level and bedrooms to the first floor

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – unknown

Flood Risk - Low

Coalfield or mining area - unknown by vendor

Disclaimer

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be given or implied as to their working order

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Viewings on Brochure

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Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Leasehold' and the Council Tax Band is 'A'

999 Years from m 1 May 1903 - £10.13 annual ground rent.

Parking - On Street

Rights and easements – Unknown by vendor

Restrictions – Unknown by unknown

Building safety – No visible risks

Accessibility/Adaptations – No adaptations made

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Unknown by unknown

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

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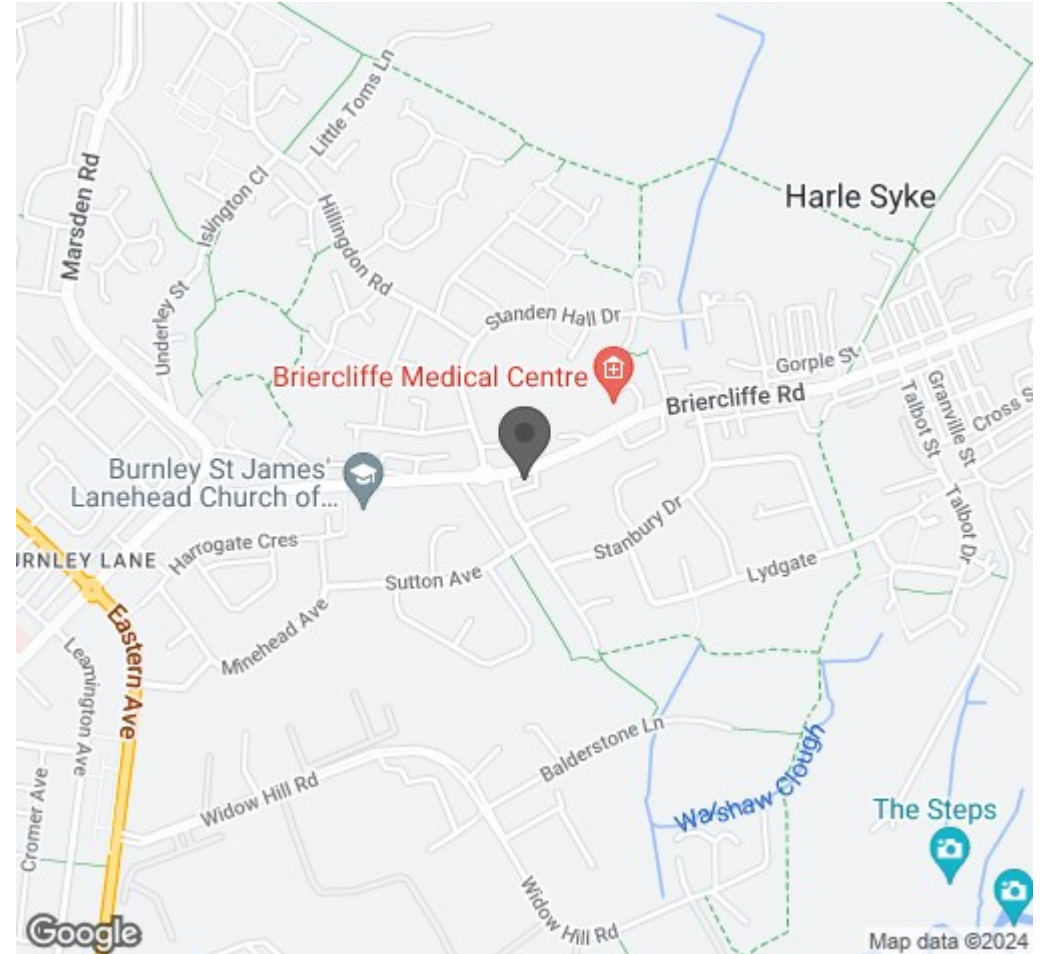
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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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