







Hilton &  
Horsfall



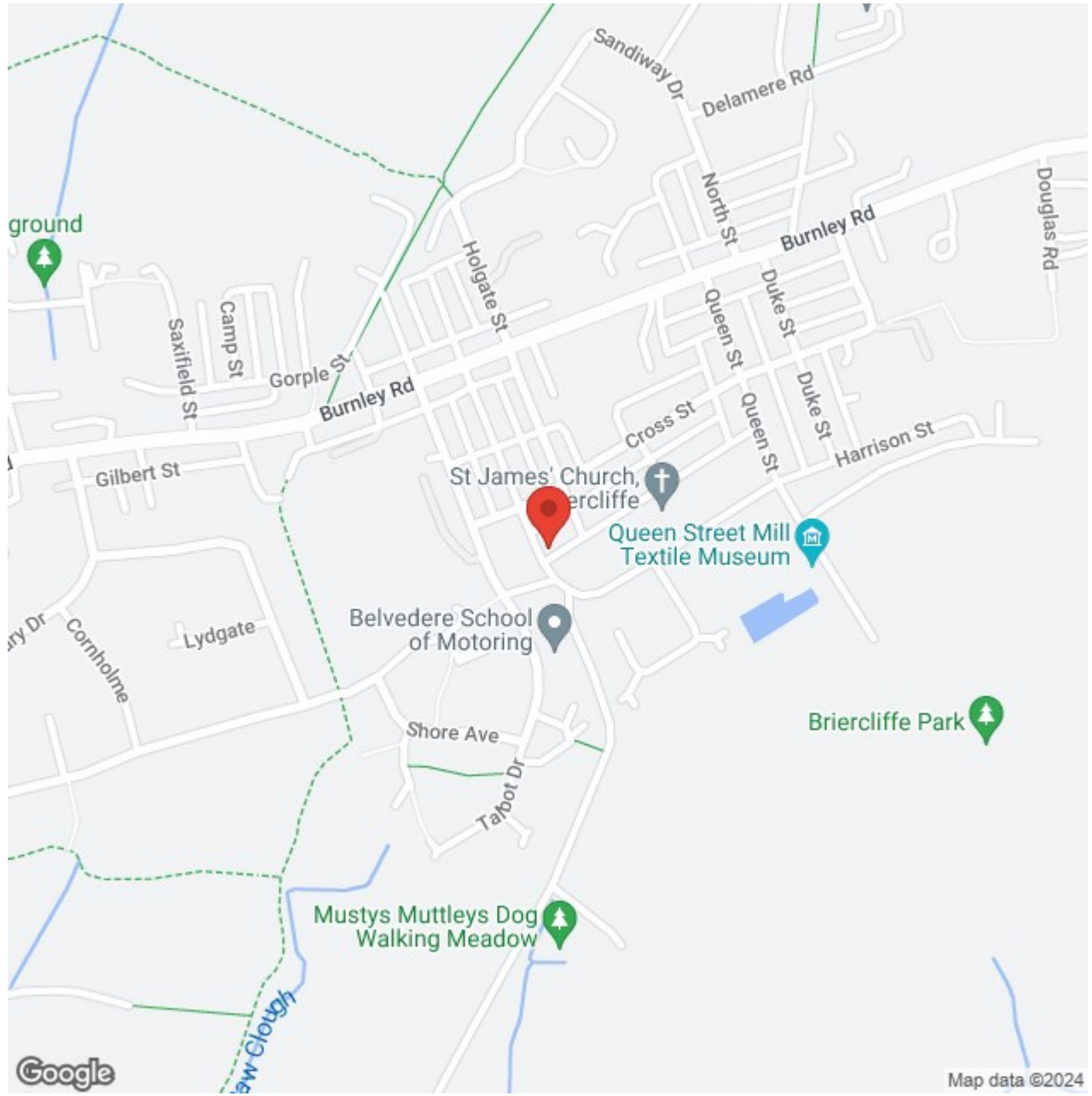
BB10 2HU

## Church Street, Briercliffe, Burnley Offers In The Region Of £154,950

A brilliant opportunity to acquire this beautifully presented THREE bedroomed end of terrace dwelling located in a highly desirable area of 'Briercliffe'. Situated conveniently close by to local amenities, transport links and pubs. The M65 motorway network is only a short drive away too providing easy access through to neighbouring towns / cities such as Blackburn, Preston & Manchester. This property has many noteworthy features throughout and briefly comprises of: an entrance vestibule, spacious dining room, living room and fitted kitchen. To the first floor / landing you will find three well proportioned bedrooms and a modern three piece bathroom suite. Externally to the front elevation this is an enclosed forecourt and to the rear you will find a well kept yard. Early viewing is advised to avoid disappointment. Council Tax Band 'B'.  
FREEHOLD.













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## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### **DINING ROOM 16'2" x 14'7" (4.932m x 4.469m )**

A family sized dining room having space for table and chairs, 1x central heating radiator, 2x wall lights, electric fire with stone surround fireplace, door to under stairs storage cupboard, and uPVC double glazed bay fronted window.

#### **LIVING ROOM 14'8" x 13'11" (4.474m x 4.256m )**

A bright and airy living room with wood effect flooring, space for settees, television point, electric fire set within feature fireplace, ceiling coving, 1x central heating radiator, double doors leading through to the kitchen and uPVC double glazed window to the rear elevation.

#### **KITCHEN 17'6" x 14'7" (5.343m x 4.469m )**

Offering a range of fitted wall and base units with contrasting work surfaces over, tiled splash back, tiled

flooring, recessed LED spotlights, inset sink with chrome mixer tap, Proline 4 ring induction hob with chrome extractor hood above, integrated oven / grill, dishwasher, space for a freestanding fridge / freezer, 1x central heating radiator, uPVC double glazed window to the side elevation and uPVC door leading out to the rear yard.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### **BEDROOM ONE 11'5" x 11'0" (3.495m x 3.358m )**

A bedroom of double proportions comprising of: fitted wardrobes, 1x central heating radiator, and uPVC double glazed window to the rear elevation.

#### **BEDROOM TWO 11'1" x 8'0" (3.402m x 2.453m )**

Another bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed windows to the rear elevation.

#### **BEDROOM THREE 8'0" x 6'9" (2.455m x 2.058m )**

A well proportioned bedroom having space for drawers, 1x central heating radiator and uPVC double glazed frosted window to the rear elevation.

### BATHROOM

A modern 3 piece bathroom suite comprising of: wood effect flooring, push button w.c, panelled bathtub with chrome mixer tap, glass shower screen and rainfall shower head above, sink in vanity unit, heated chrome towel rack, air extraction fan and recessed LED spotlights.

### EXTERNALLY

Externally to the front elevation is an enclosed forecourt and to the rear elevation you will find a well kept yard.

### PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

### PUBLISHING

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## OUTSIDE

Externally to the front elevation is an enclosed forecourt and to the rear elevation you will find a well kept yard.











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