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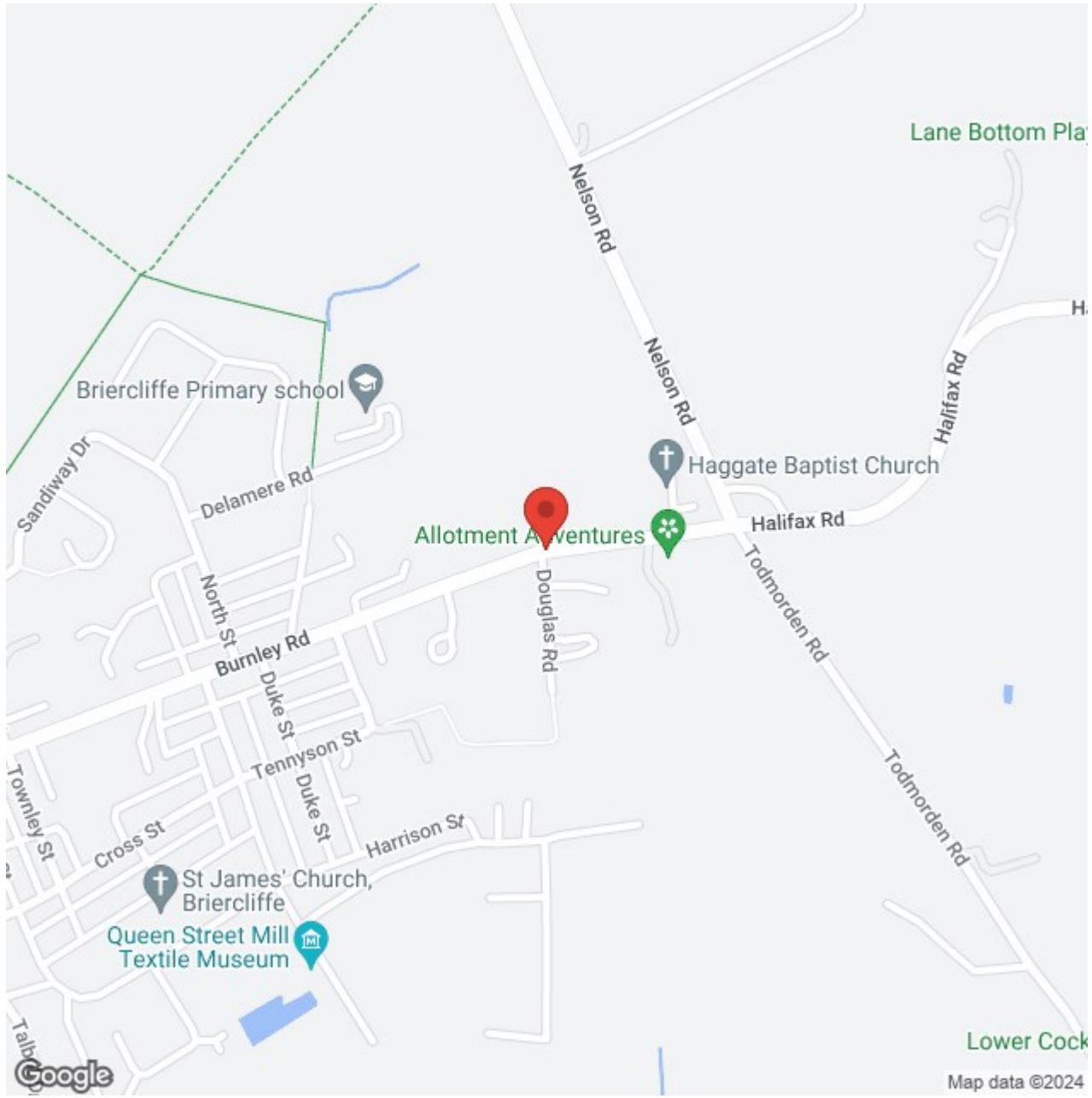
BB10 2JJ

Grove Bank, Burnley Road, Briercliffe Offers In The Region Of £259,950

- Semi Detached • Three Bedrooms • Two Reception Rooms • Stunning Three Piece Bathroom Suite • Enclosed Rear Garden • Beautiful Country Views

Welcome to Grove Bank on Burnley Road in the charming village of Briercliffe! This delightful semi-detached house offers a perfect blend of comfort and style, ideal for those seeking a new home with character. As you step inside, you are greeted by two inviting reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. The property boasts three cosy bedrooms, offering a peaceful retreat at the end of a long day. The stunning three-piece bathroom is sure to impress, adding a touch of luxury to your daily routine. With parking available for two vehicles, you'll never have to worry about finding a spot after a long day at work. One of the highlights of this property is the rear garden, where you can unwind and enjoy the picturesque country views. Don't miss the opportunity to make this charming house your new home. Contact us today to arrange a viewing and experience the beauty of Grove Bank for yourself.







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Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE PORCH

With a composite door leading through to the entrance hallway.

ENTRANCE HALLWAY

A welcoming entrance hallway with wood effect flooring, space for a table and chairs, 1x central heating radiator, open staircase to the first floor / landing, composite double glazed window and patio door to the front elevation and a composite door leading through to the entrance porch.

LIVING ROOM 10'10" x 14'2" (3.31m x 4.34m)

A family sized living room with ceiling coving, space for settees, television point, wall feature fireplace with log burner set within and uPVC double glazed bay fronted windows.

KITCHEN 9'10" x 14'4" (3.01m x 4.37m)

Offering a range of fitted wall and base units with contrasting worktops, wood effect flooring, inset sink with chrome mixer tap, integrated oven / grill, NEFF 4 ring induction hob with extractor fan above, integrated fridge / freezer, plumbing for a washing machine, breakfast bar with space for barstools, access to MAIN boiler, 1x central heating radiator, door to under stairs storage cupboard, open access to the snug, uPVC double glazed window to the rear elevation and patio doors leading out to the rear garden offering stunning countryside views.

SNUG 9'6" x 8'6" (2.91m x 2.60m)

A cosy snug having wood effect flooring, space for settees, television point and composite double glazed patio doors to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 11'1" x 16'8" (3.40m x 5.09m)

A bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator, uPVC double glazed window to the front and side elevation and a large uPVC double glazed window to the rear elevation overlooking stunning far reaching open aspect countryside views.

BEDROOM TWO 10'10" x 6'10" (3.32m x 2.10m)

A bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM THREE / OFFICE ROOM 7'4" x 5'10" (2.26m x 1.80m)

Currently utilised as an office room, this room has single proportions with space for a desk and chairs / drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

BATHROOM

A modern three piece bathroom suite comprising of: mosaic print flooring, part tiled and part panelled walls, freestanding roll top bath with a chrome mixer tap and shower attachment over, pedestal sink with chrome mixer tap, low level w.c, ceiling coving, 1x cast iron radiator, chrome towel rack, recessed LED spotlights, loft hatch and uPVC double glazed window to the rear elevation with stunning country views.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/grove-bank>

EXTERNALLY

Externally to the front elevation you will find a double driveway offering ample space for off road parking, artificial lawned area, shrubs and flowerbeds. To the rear elevation there is an enclosed garden with an artificial lawn, flagged patio area with space for garden furniture, outside electrics, shrubs and flowerbeds. Offering stunning open aspect countryside views this is the perfect garden to unwind in.

ADDITIONAL INFORMATION

The property has had a full recent roof replacement and the loft is fully boarded with drop down ladders, allowing ample space for storage.

PROPERTY DETAIL

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.

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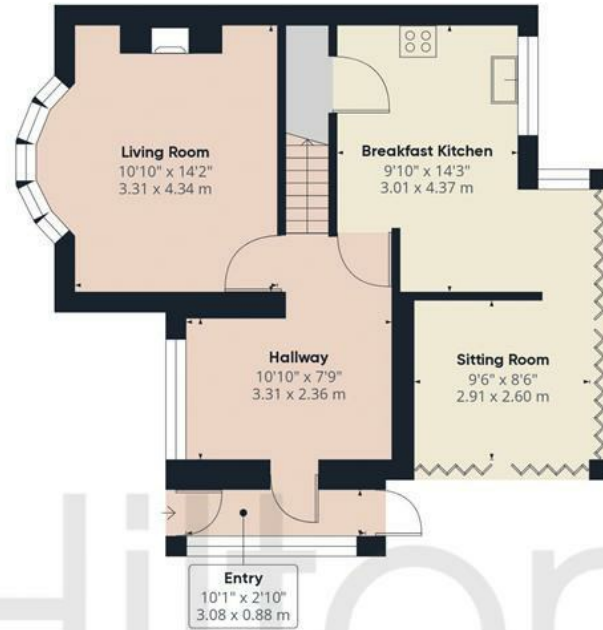
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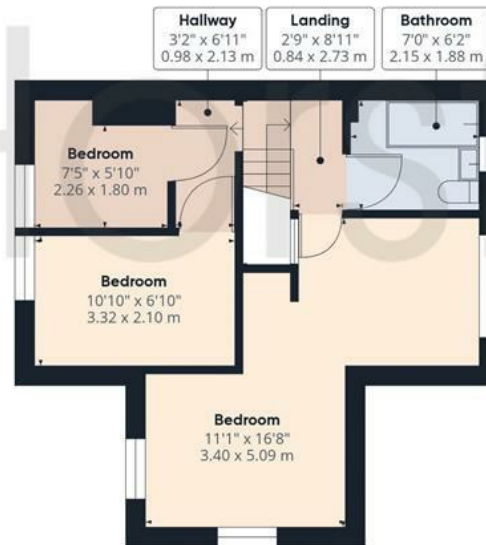
OUTSIDE

Externally to the front elevation you will find a double driveway offering ample space for off road parking, artificial lawned area, shrubs and flowerbeds. To the rear elevation there is an enclosed garden with an artificial lawn, flagged patio area with space for garden furniture, outside electrics, shrubs and flowerbeds. Offering stunning open aspect countryside views this is the perfect garden to unwind in.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

960.46 ft²

89.23 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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