



Hilton &
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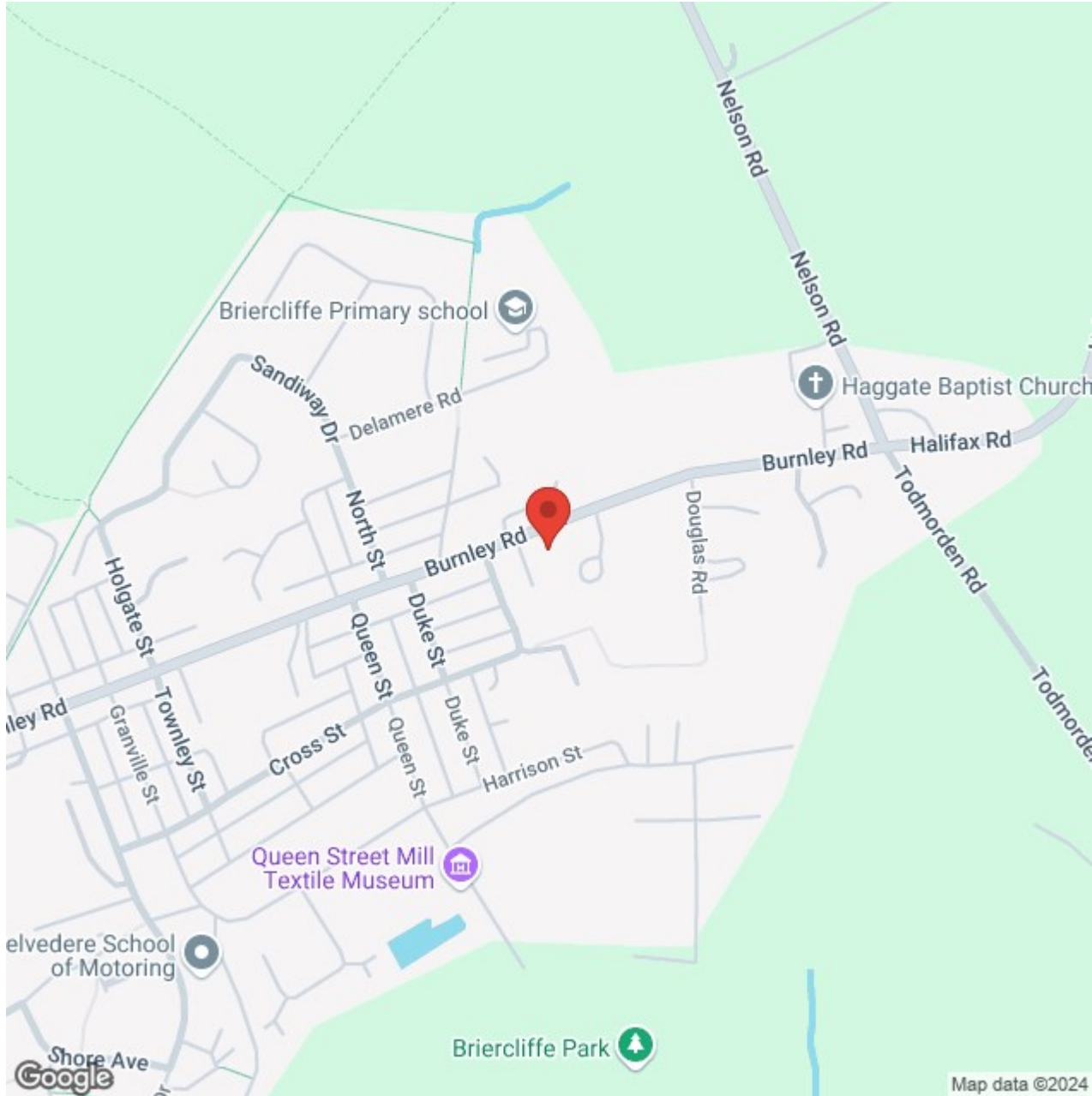
Burnley Road, Briercliffe

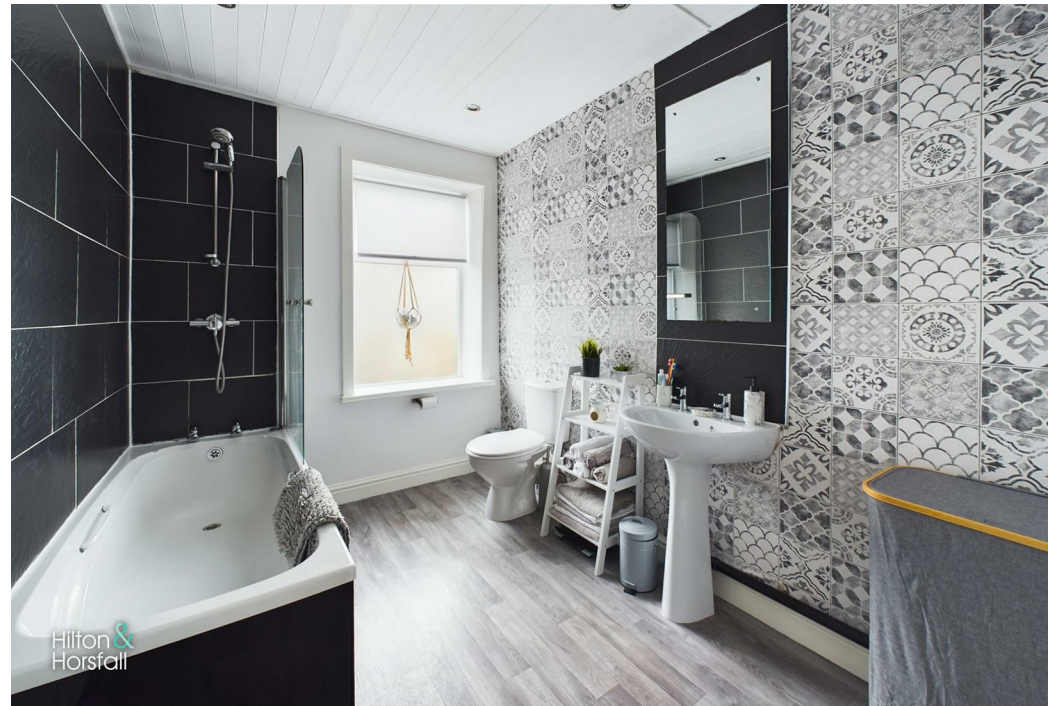
Offers In The Region Of £134,950

- Mid Terraced Dwelling
- Two Bedrooms
- Two Reception Rooms
- Modern Three Piece Bathroom Suite
- Rear Yard

A brilliant opportunity to acquire this stunning TWO bedroomed terraced dwelling located in a highly desirable area of Burnley. Situated conveniently close by to local amenities, good schools and transport links. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities. This property affords many noteworthy features throughout and briefly comprises of: a welcoming entrance hallway, family sized living room, additional sitting room, kitchen, two well proportioned bedrooms and a modern three piece bathroom suite. Externally to the front elevation is an enclosed forecourt and to the rear is a well kept flagged yard with a storage shed. Perfect for a first time buyer / small family. Early viewings are advised to avoid disappointment. Council Tax Band A. Leasehold.







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Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A welcoming entrance hallway having wood effect flooring, ceiling coving, 1x central heating radiator, smoke detector, open balustrade staircase to the first floor / landing and a uPVC door to the front elevation.

PLAY ROOM / SITTING ROOM 13'9" x 9'11" (4.21m x 3.03m)

An additional sitting room currently utilised as a children's play room having ceiling coving, television point, space for settees, 1x central heating radiator and uPVC double glazed window to the front elevation.

LIVING ROOM 14'9" x 15'4" (4.51m x 4.68m)

A family sized living room with space for settees, television point, wall feature fireplace with gas fire, dado rail, 1x central heating radiator, 2x wall lights, under stairs storage cupboard, recessed LED spotlights and uPVC double glazed window to the rear elevation.

KITCHEN 9'10" x 7'4" (3.00m x 2.25m)

Offering a range of fitted wall and base units with contrasting worktops, wood effect flooring, exposed wood ceiling beams, integrated oven / grill, Lamona 4 ring gas hob with chrome extractor hood above, integrated Lamona microwave, inset sink with chrome mixer tap, 1x central heating radiator, integrated dishwasher, under counter fridge / freezer, recessed LED spotlights, uPVC double glazed window and door to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 13'7" x 15'4" (4.16m x 4.68m)

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

BEDROOM TWO 14'11" x 6'7" (4.55m x 2.01m)

Another bedroom of double proportions with part panelled walls, space for a wardrobe and drawers, integrated storage space, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BATHROOM

A modern three piece bathroom suite comprising of: wood effect flooring, panelled bathtub with chrome mixer tap, glass shower screen and shower over, push button w.c, pedestal sink with chrome mixer tap, tiled splash back, 1x central heating radiator, recessed LED spotlights, door to an airing cupboard with plumbing for a washing machine and space for a tumble dryer.

EXTERNALLY

Externally to the front elevation there is an enclosed forecourt and to the rear there is an enclosed flagged yard with a storage shed.

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.

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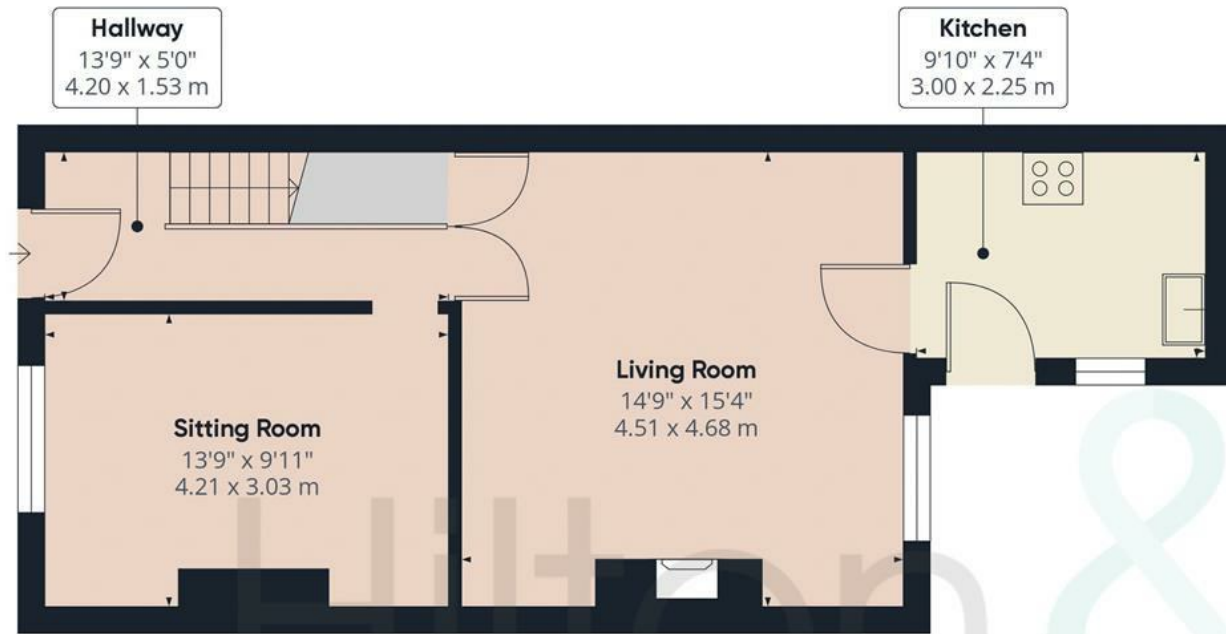
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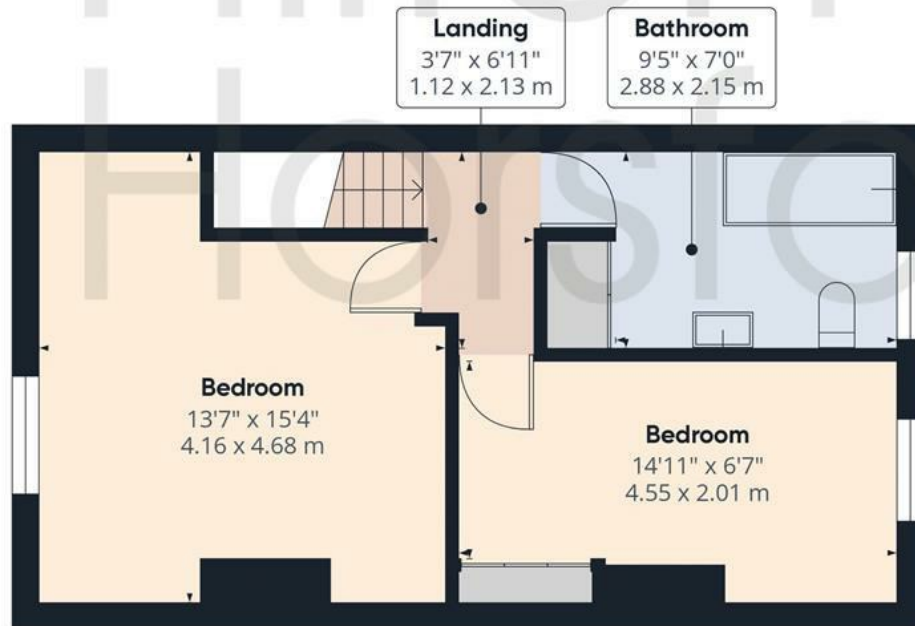
OUTSIDE

Externally to the front elevation there is an enclosed forecourt and to the rear there is an enclosed flagged yard with a storage shed.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

906.54 ft²
84.22 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 are based on RICS IPMS 3C standard.



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