



Hilton &
Horsfall

BB10 2DQ

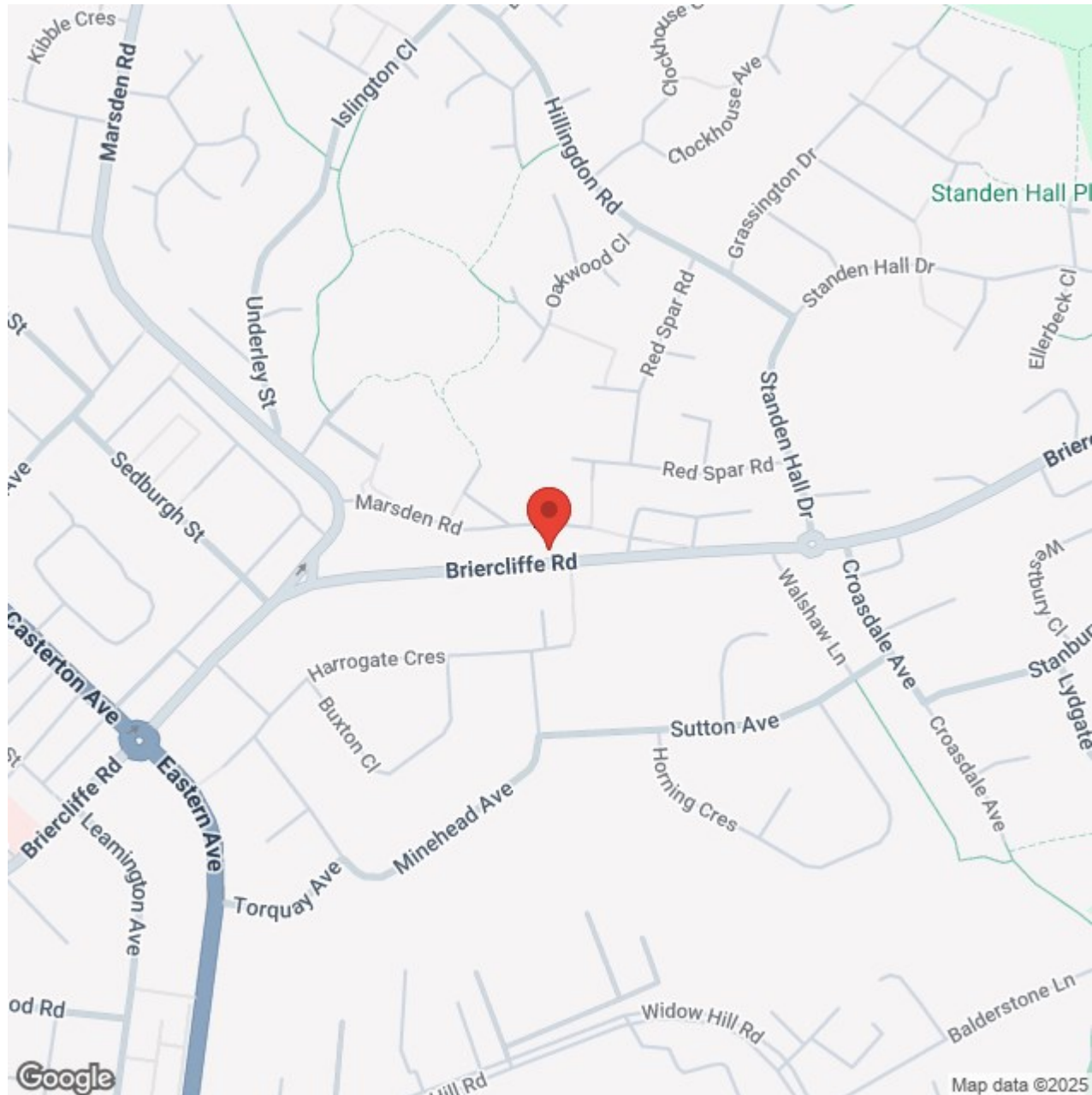
Briercliffe Road, Burnley

Offers In The Region Of £224,950

- Semi Detached
- Renovated to an Exceptional Standard
- Bay Fronted Living Room
- Stunning Dining Kitchen & Utility with WC
- Three Bedrooms
- House Bathroom
- Fantastic Garden / Deck
- Detached Garage

An immaculate three-bedroom semi-detached home, situated in the ever-popular area of Briercliffe Road, Burnley. Stylishly presented throughout, this beautiful property offers a perfect blend of comfort and modern living. With spacious interiors and a high standard of finish, it is ready for its new owners to move in and enjoy. The home features a welcoming living space, a well-equipped kitchen, and a private garden to the rear, ideal for relaxing or entertaining. Conveniently located close to local amenities, schools, and transport links, this property truly ticks all the boxes for a wonderful family home.







Lancashire

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GROUND FLOOR

With a composite door leading to:

ENTRANCE HALL

A welcoming entrance hallway with 1x radiator and coving.

LIVING ROOM 14'6" x 13'2" (4.43m x 4.03m)

A family sized living room with ample space for home furniture, log burning stove, television point, 1x radiator, under stairs storage, wood effect flooring and a uPVC double glaze bay window.

DINING KITCHEN 12'0" x 9'4" (3.67m x 2.86m)

A modern dining kitchen with a range of wall and base units and contrasting work tops over, having integrated appliances such as an electric oven, four ring induction hob, extractor fan, dishwasher and fridge freezer. The kitchen also boasts space for a dining table, LED spot lights, wood effect flooring, 1x radiator, uPVC double glaze window to the rear elevation and uPVC double glazed french doors leading to the rear garden.

UTILITY ROOM 5'1" x 4'3" (1.55m x 1.32m)

A useful utility room with plumbing for a washing machine, wood effect flooring, location of the boiler and LED spot lights.

GROUND FLOOR WC 2'4" x 4'2" (0.73m x 1.28m)

A modern two piece suite with a push button w.c, wall hung sink with chrome mixer tap and a uPVC frosted double glazed window to the rear elevation.

FIRST FLOOR / LANDING

An open landing with coving and a uPVC double glazed window to the side elevation.

BEDROOM ONE 11'6" x 11'3" (3.52m x 3.45m)

A good sized double bedroom with ample space for bedroom furniture with 1x radiator and a uPVC double glazed to the rear elevation.

BEDROOM TWO 10'4" x 11'4" (3.16m x 3.47m)

A generously sized double bedroom with 1x radiator and a uPVC double glazed window to the front elevation.

BEDROOM THREE 7'0" x 7'7" (2.14m x 2.33m)

A well proportioned single bedroom with 1x radiator and a uPVC double glazed window to the front elevation.

BATHROOM 5'8" x 6'1" (1.74m x 1.87m)

A modern three piece suite with a panelled bath and shower over, vanity sink with chrome mixer tap, push button w.c, 1x radiator, LED spot lights and a uPVC frosted double glazed window to the rear elevation.

EXTERNALLY

To the front you will find a flagged walkway leading to the front door. To the rear is a well kept raised decked garden laid with artificial grass and ample space for garden furniture.

DETACHED GARAGE

A detached single garage accessed for the rear of the property.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/briercliffe-rd-bly>

PUBLISHING

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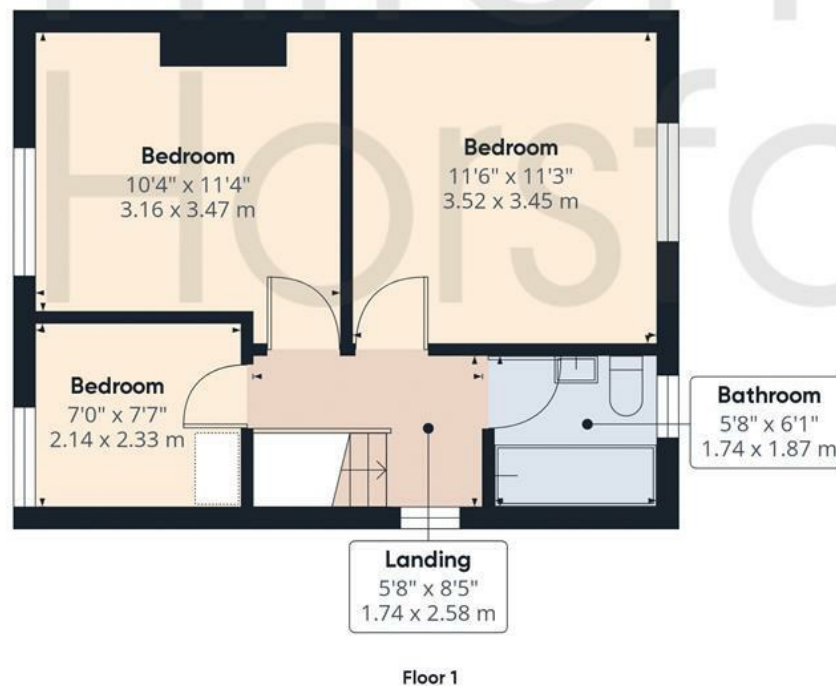
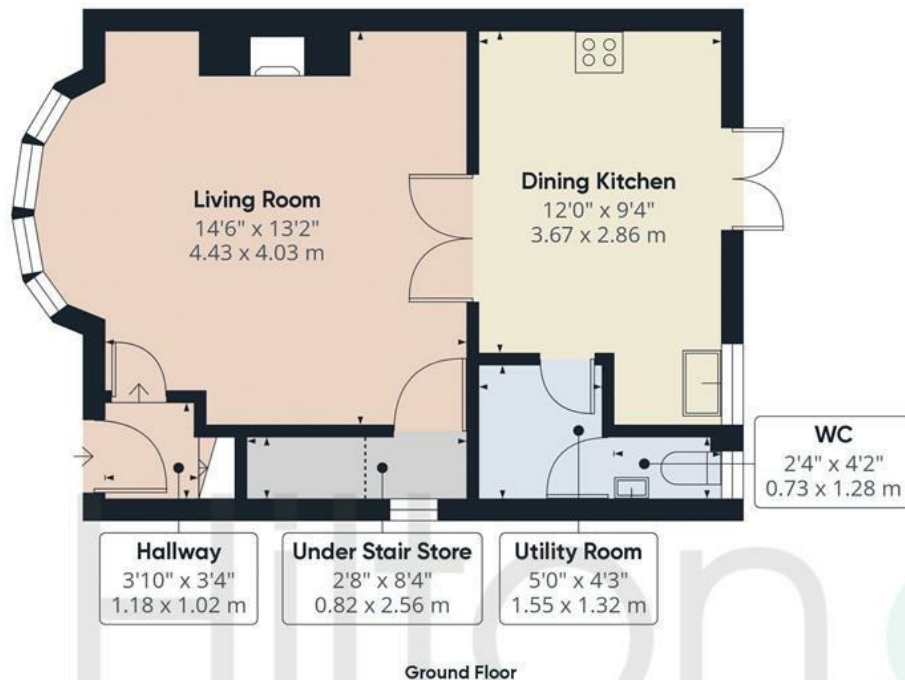
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OUTSIDE

To the front you will find a flagged walkway leading to the front door. To the rear is a well kept raised decked garden laid with artificial grass and ample space for garden furniture.



Approximate total area⁽¹⁾

770.91 ft²

71.62 m²

Reduced headroom

11.29 ft²

1.05 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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