









BB10 2HR

## Granville Street, Briercliffe

### Offers In The Region Of £89,950

- Two Reception Rooms • Fitted Kitchen • Two Bedrooms • 4pc Bathroom Suite • Rear Yard • No Chain

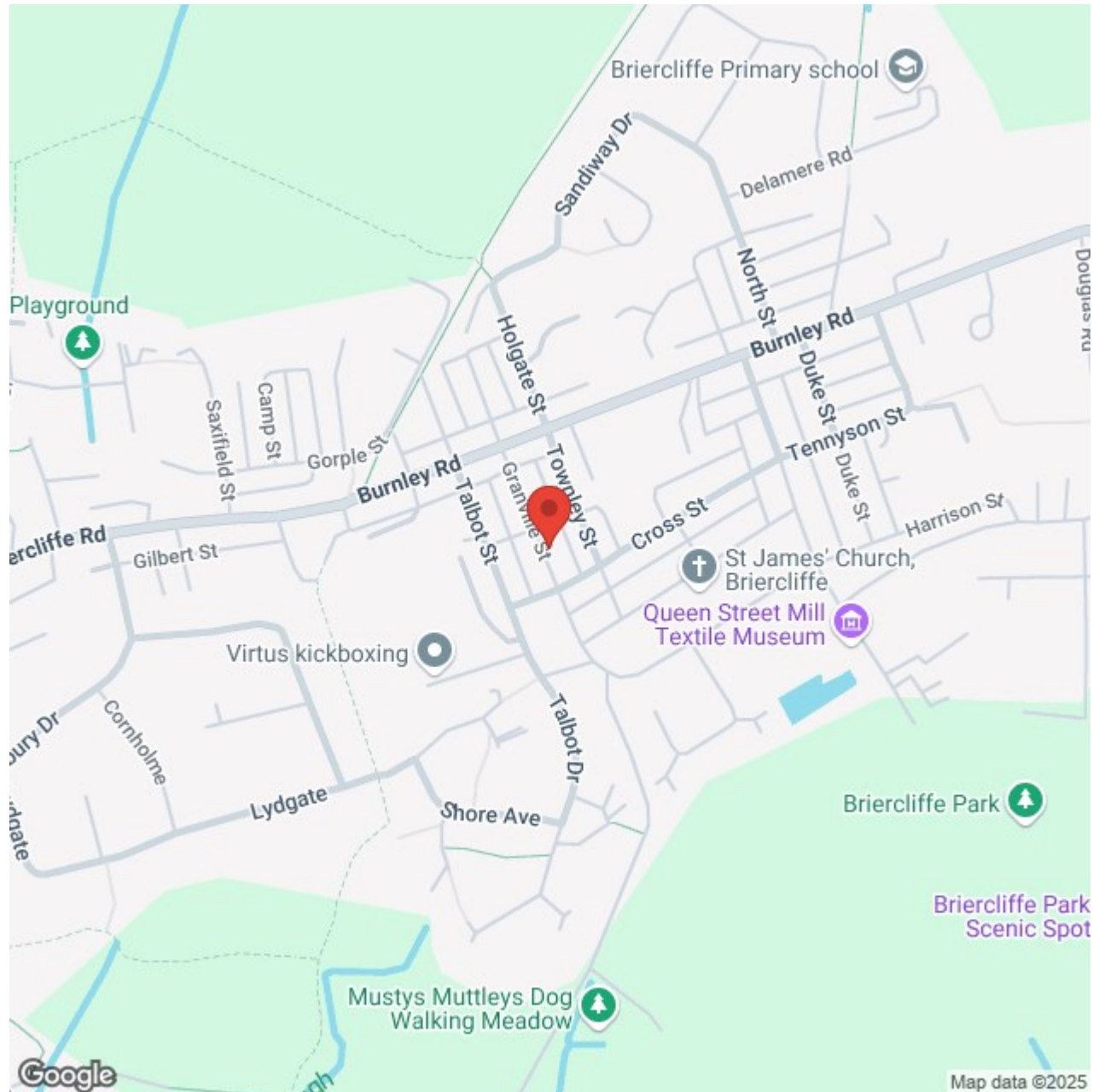
Nestled in the heart of the ever-popular Briercliffe area, this charming two-bedroomed mid-terraced home on Granville Street presents an ideal opportunity for first-time buyers or savvy investors alike. The property offers a well-thought-out layout featuring two spacious reception rooms, a separate galley-style kitchen, and a bright and airy four-piece family bathroom. The interior is filled with natural light and showcases neutral tones throughout, allowing for easy personalisation.

Upstairs, the property offers two good-sized bedrooms, while outside you'll find an enclosed yard to the rear—perfect for relaxing or entertaining.

With its close proximity to local amenities, transport links, and popular schools, this home combines both convenience and potential. Viewing is highly recommended to appreciate the space and value on offer.











## Lancashire

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### GROUND FLOOR

#### ENTRANCE VESTIBULE

#### LIVING ROOM 10'10" x 12'11" (3.32m x 3.95m)

The living room is a bright and welcoming space, featuring a large front-facing window that allows plenty of natural light to pour in. Finished with neutral décor, a traditional fireplace with wood surround, and glass panelled doors, it offers a cosy yet spacious feel—perfect for relaxing or entertaining.

#### DINING ROOM 13'10" x 13'0" (4.22m x 3.98m)

The dining room is a generous and versatile space, perfect for family meals or entertaining guests. Featuring a decorative fireplace with a striking patterned feature wall, the room is full of character and charm. A rear-facing window allows for good natural light, and there's easy access through to the kitchen, making it both practical and inviting.

#### KITCHEN 10'10" x 5'6" (3.31m x 1.68m)

The kitchen is a bright and functional space, fitted with a range of white wall and base units, laminate worktops, and an integrated hob and oven. Its galley-style layout maximises space and storage, with a window overlooking the rear and a door providing direct access to the enclosed yard.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 10'6" x 13'2" (3.22m x 4.02m)

Bedroom One is located at the front of the property on the first floor and offers a generous amount of space, ideal for a double bed and additional furniture. A large window fills the room with natural light, while neutral tones and carpeted flooring create a blank canvas ready for personal touches.

#### BEDROOM TWO 13'9" x 6'0" (4.20m x 1.85m)

Bedroom Two is situated at the rear of the property and enjoys a peaceful outlook, making it ideal as a child's room, guest space, or home office. It features a single window allowing for natural light.

#### BATHROOM 9'7" x 6'8" (2.93m x 2.04m)

The spacious four-piece family bathroom offers both comfort and functionality, featuring a bathtub, separate shower cubicle, pedestal sink, and low-level WC. A large frosted window allows for plenty of natural light while maintaining privacy, and the soft neutral décor creates a clean, calming atmosphere—ideal for unwinding at the end of the day.

### EXTERNAL

To the rear of the property is an enclosed yard.

### 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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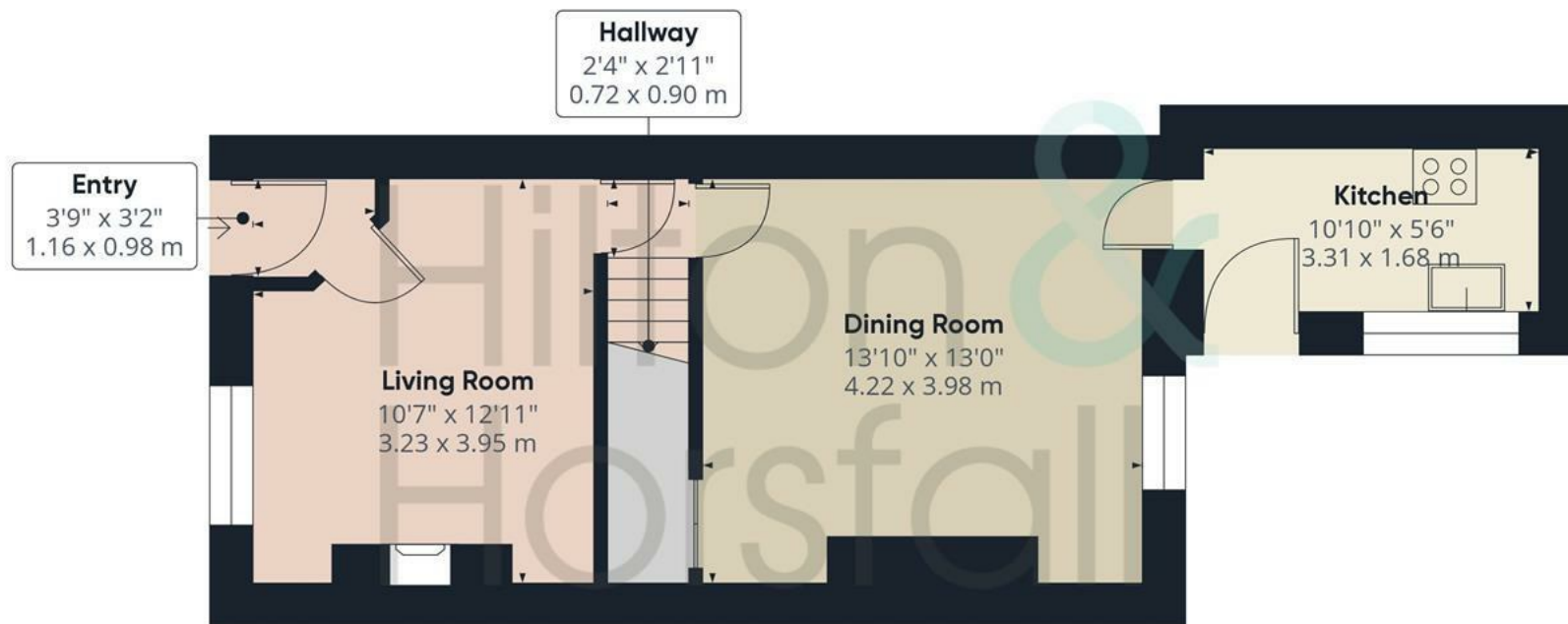


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## OUTSIDE

To the rear, there's a private enclosed yard with gated access—ideal for storage or outdoor use.



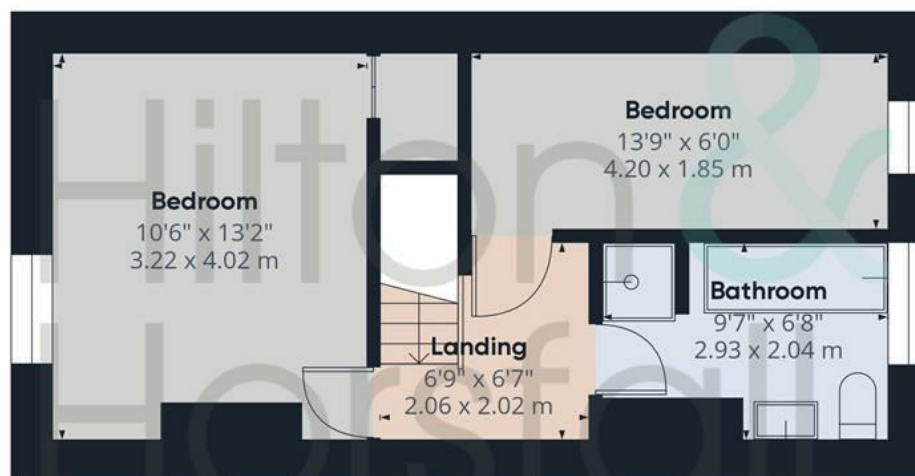


Ground Floor

Approximate total area<sup>(1)</sup>

729.15 ft<sup>2</sup>

67.74 m<sup>2</sup>



Floor 1

(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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