







BB10 2HA

## Briercliffe Road, Burnley

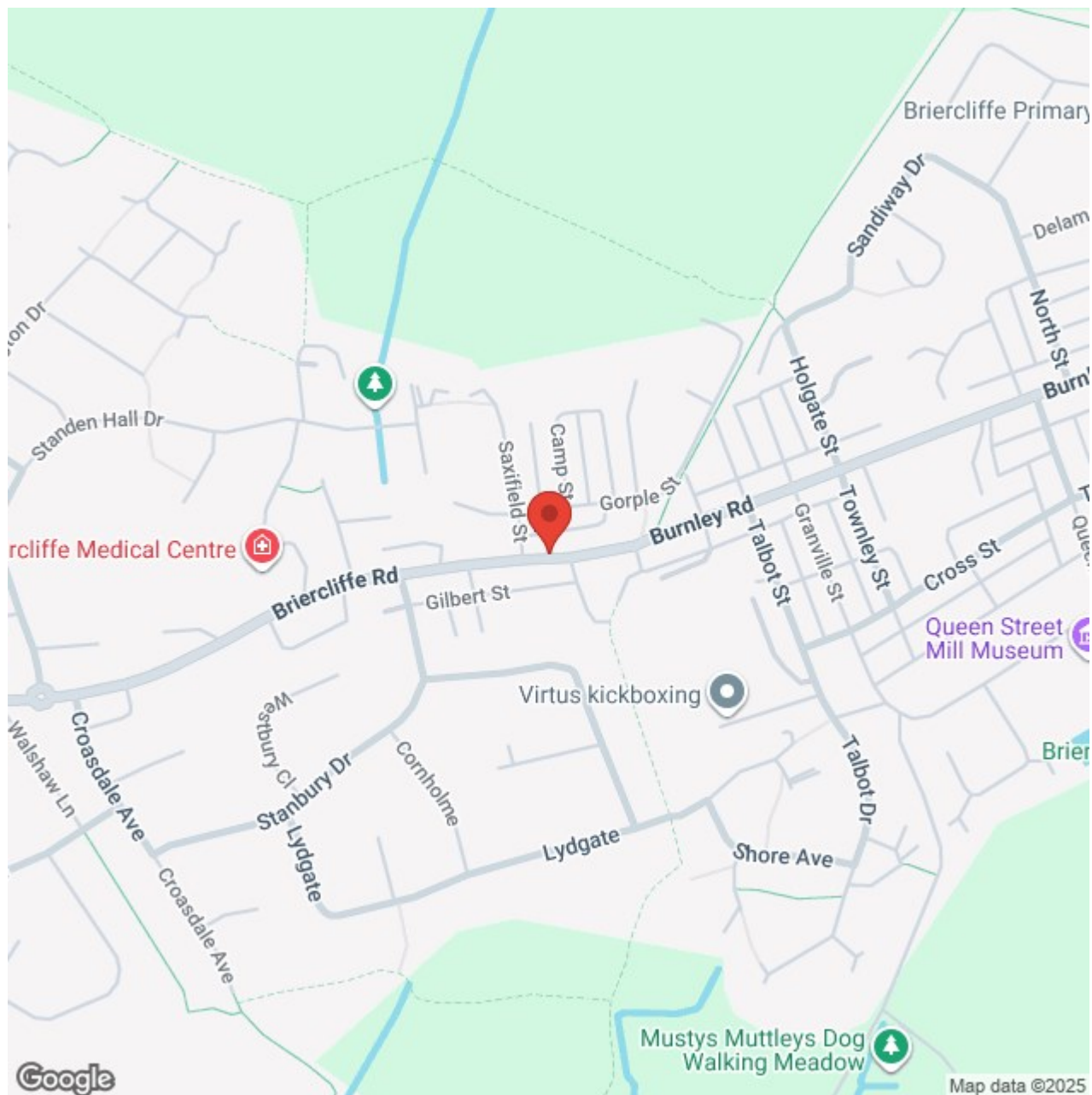
### Offers In The Region Of £119,950

- Charming stone-built cottage
- Two bedrooms & modern shower room
- Spacious living room
- Contemporary fitted kitchen
- Low-maintenance rear yard with seating area
- Convenient location close to amenities & transport links

A charming stone-built cottage located along Briercliffe Road in Burnley. This well-presented home offers a blend of character and modern living, making it an ideal purchase for first-time buyers, downsizers, or investors alike. The accommodation briefly comprises a spacious living room, contemporary fitted kitchen, two bedrooms, and a modern shower room. Externally, the property benefits from a low-maintenance rear yard, perfect for relaxing or entertaining. Situated close to local amenities, transport links, and scenic countryside, this delightful cottage is well worth a viewing.











## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALL

#### LIVING ROOM 11'7" x 17'9" (3.54m x 5.42m)

A spacious and welcoming reception room, decorated in neutral tones and filled with natural light from a large front-facing window. The room features a useful built-in alcove with display shelving, central ceiling light fitting, and ample space to accommodate both lounge and dining furniture. A door leads through to the modern fitted kitchen at the rear.

#### KITCHEN 7'6" x 9'10" (2.31m x 3.01m)

A modern and stylish fitted kitchen offering a range of contemporary wall, base and drawer units with complementary work surfaces. The space is complete with an integrated oven, gas hob with stainless steel extractor hood, plumbing for appliances, and a stainless steel sink with chrome mixer tap positioned beneath a large window overlooking the rear yard. Finished with wood-effect splashbacks, spot lighting, and access to the rear of the property.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 11'11" x 10'6" (3.65m x 3.21m)

Situated to the front of the property, this generously sized double bedroom benefits from two front-facing windows that provide plenty of natural light. The room is tastefully decorated in neutral tones with recessed spot lighting, carpeted flooring, and ample space for free-standing furniture, making it a comfortable and versatile main bedroom.

#### BEDROOM TWO 6'0" x 7'2" (1.84m x 2.19m)

Positioned to the rear of the property, this well-proportioned second bedroom enjoys a neutral décor and carpeted flooring. A window overlooks the rear aspect, filling the room with natural light, and there is space for a variety of bedroom or office furniture, making it versatile for use as a bedroom, dressing room, or study.

#### SHOWER ROOM 8'4" x 2'10" (2.56m x 0.88m)

Located to the rear of the property, this modern shower room is fitted with a corner shower cubicle, low-level WC, and wash basin set within a vanity unit providing storage. The space is finished with tiled walls, chrome heated towel rail, and a frosted window allowing natural light whilst maintaining privacy.

### LOCATION

Situated on Briercliffe Road, the property is ideally positioned within easy reach of Burnley town centre and its wide range of amenities, including shops, supermarkets, schools, and leisure facilities. Excellent transport links are available, with regular bus routes nearby and convenient access to the M65 motorway network, providing easy connections to neighbouring towns and cities. Local parks and countryside walks are also within close proximity, making this an appealing location for a variety of buyers.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/briercliffe-road-burnley>

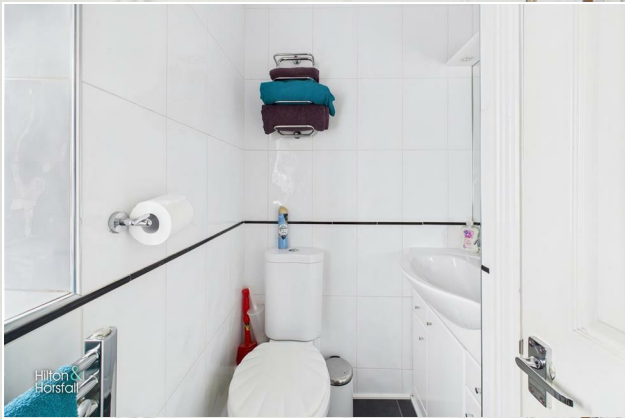
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## OUTSIDE

To the rear of the property is a low-maintenance yard with paved seating areas, planted borders, and space for outdoor furniture. The yard is enclosed with boundary walls and fencing, offering a private and secure space, with gated access to the rear.





Ground Floor



Floor 1

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

565 ft<sup>2</sup>

52.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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