



Hilton &
Horsfall

BB10 2JN

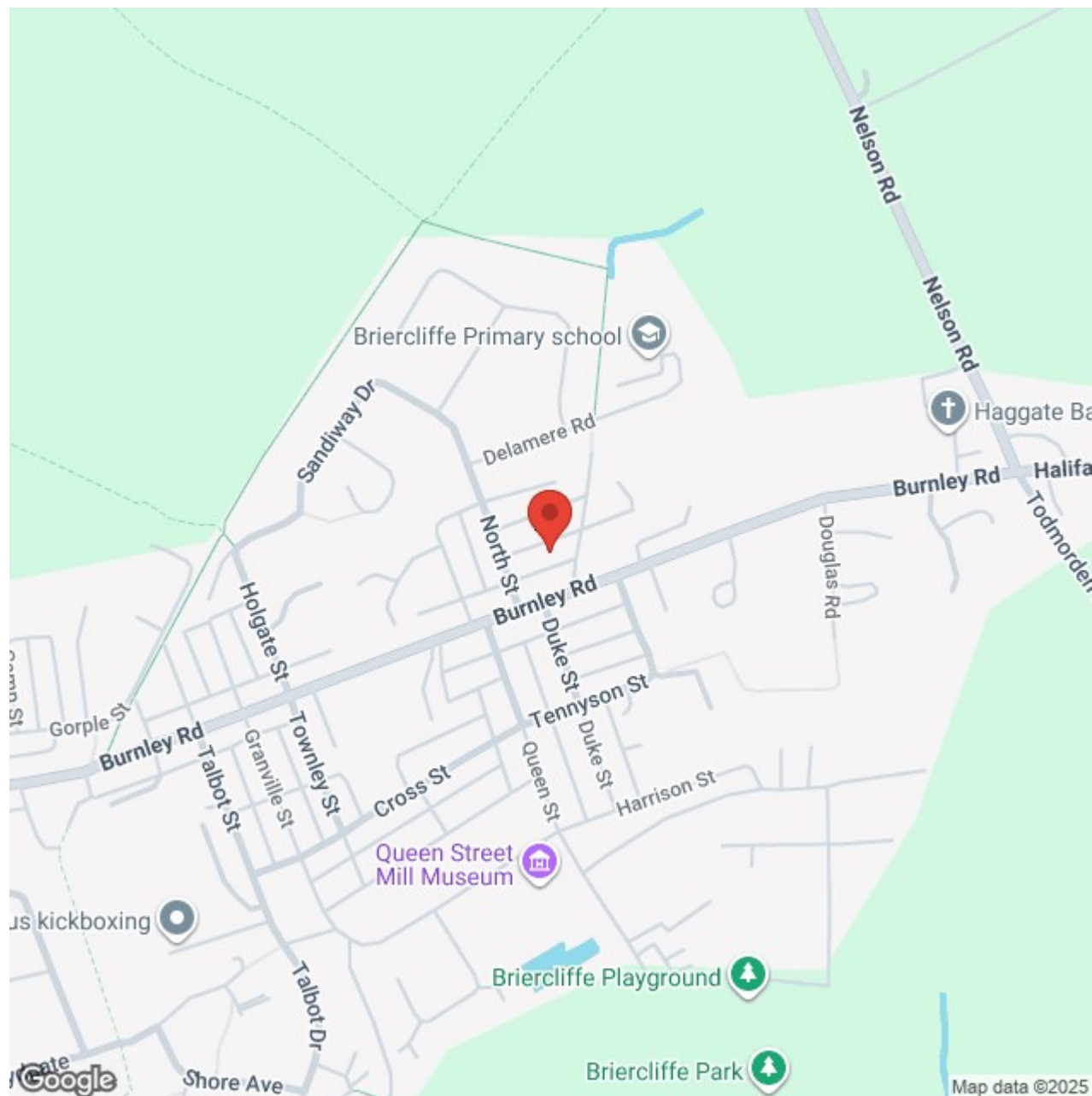
Kimberley Street, Briercliffe, Burnley

£750 PCM

- Well-presented two-bedroom mid-terrace property
- Two spacious reception rooms
- Fitted kitchen and three-piece bathroom suite
- Small enclosed yard to the rear
- Neutrally decorated and ready to move into
- Close to local amenities, schools and transport links

A well-presented mid-terrace property located in a popular residential area of Briercliffe, offering spacious and modern living accommodation throughout. The ground floor comprises two generous reception rooms — a bright sitting room to the front and a spacious living room to the rear — along with a contemporary fitted kitchen featuring a range of units, complementary work surfaces, integrated appliances and access to a useful rear porch. To the first floor, there are two well-proportioned bedrooms and a stylish three-piece bathroom suite. The property is neutrally decorated, benefits from gas central heating and double glazing, and is ideally positioned close to local amenities, schools, shops and transport links, making it an excellent rental opportunity for couples, small families or professionals.







Lancashire

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GROUND FLOOR

SITTING ROOM 12'9" x 9'10" (3.90m x 3.01m)

Positioned to the front of the property, this bright and welcoming reception room is the perfect place to relax and unwind. A large double-glazed window allows plenty of natural light to flood the space, highlighting the stylish neutral décor and attractive wood-effect flooring. The room offers ample space for a variety of furniture layouts, making it ideal for cosy evenings in or entertaining guests. Finished with a central ceiling rose, radiator, and modern light fitting, it's a versatile living area that immediately feels like home.

LIVING ROOM 13'11" x 13'5" (4.26m x 4.11m)

Located to the rear of the property, this spacious second reception room provides a versatile and comfortable living space, ideal for both everyday family life and entertaining. A large window overlooks the rear aspect, allowing plenty of natural light to flow through, while the tasteful décor and wood-effect flooring create a warm and inviting atmosphere. There's ample room for a range of furniture and media units, and the layout makes this an ideal space for relaxing, dining, or hosting guests.

KITCHEN 6'2" x 15'5" (1.88m x 4.71m)

Situated to the rear of the property, the modern galley-style kitchen is fitted with a range of contemporary wall and base units, complemented by sleek work surfaces and tiled splashbacks. It comes complete with an integrated oven, gas

hob, and stainless steel extractor hood, along with ample space for appliances. A large window provides plenty of natural light, and a rear door gives access to the outside. Finished in neutral tones with wood-effect flooring, this stylish and functional kitchen is perfect for cooking and everyday living.

REAR PORCH 6'6" x 5'10" (1.99m x 1.79m)

Accessed from the kitchen, the rear porch offers a practical and versatile space, ideal for use as a utility area or for additional storage. It also provides convenient access to the exterior of the property, making it perfect for everyday use and a handy spot for coats, shoes, or household essentials.

FIRST FLOOR / LANDING

BEDROOM ONE 14'0" x 9'9" (4.28m x 2.99m)

Located to the front of the property, this generous double bedroom offers a bright and welcoming space with plenty of room for a large bed and additional furniture. A wide window allows natural light to fill the room, creating an airy feel, while the neutral décor provides a calm and relaxing atmosphere. It's an ideal main bedroom, perfect for creating a peaceful retreat at the end of the day.

BEDROOM TWO 6'7" x 13'5" (2.03m x 4.11m)

Positioned to the rear of the property, this well-proportioned bedroom offers a comfortable and versatile space, ideal as a guest room, children's bedroom, or home office. A large window overlooks the rear aspect, filling the room with natural light, while the neutral décor makes it easy to personalise.

BATHROOM 6'11" x 10'7" (2.13m x 3.24m)

The family bathroom is fitted with a three-piece suite comprising a panelled bath with overhead shower, pedestal wash basin, and low-level WC. Finished with part-tiled walls and neutral décor, the space is both practical and easy to maintain. A frosted window provides natural light and ventilation, completing this functional and well-presented room.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/kimberley-st-briercliffe>

LOCATION

The property is located in the sought-after residential area of Briercliffe, close to a range of local amenities including shops, schools and public transport links. Burnley town centre is just a

short drive away, offering a wider selection of facilities, supermarkets and leisure options, while the nearby countryside provides plenty of opportunities for scenic walks and outdoor activities.

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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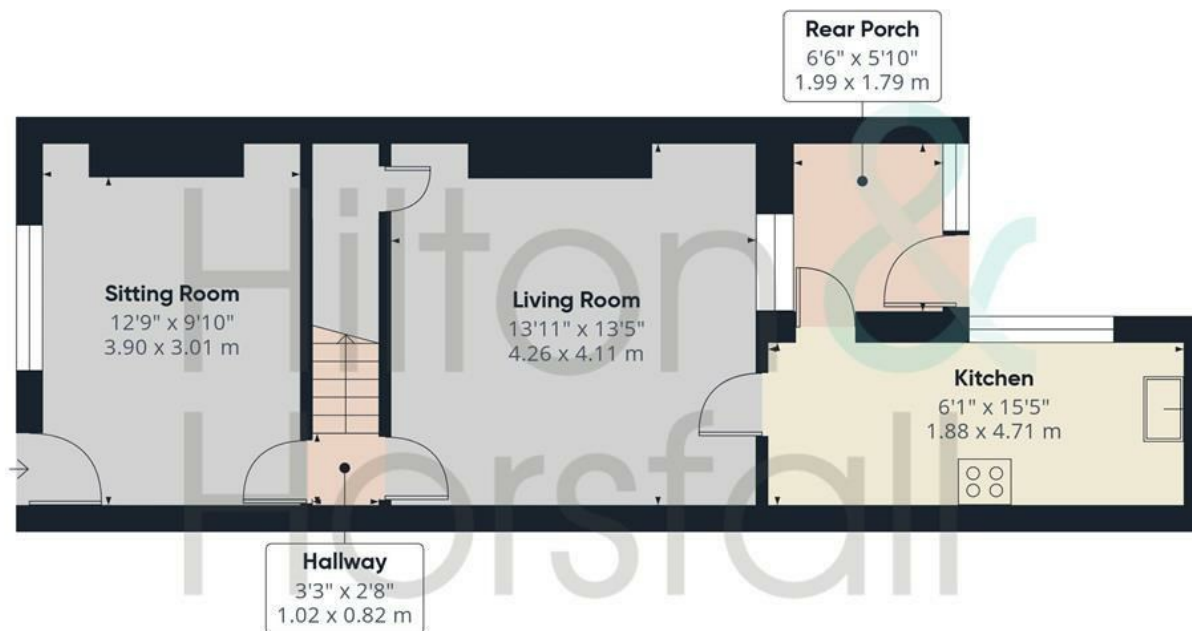


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OUTSIDE

Externally, the property benefits from a small enclosed yard to the rear, providing a low-maintenance outdoor space ideal for seating, plants, or storage. On-street parking is available to the front.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

821 ft²

76.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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