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## Briercliffe Road, Burnley

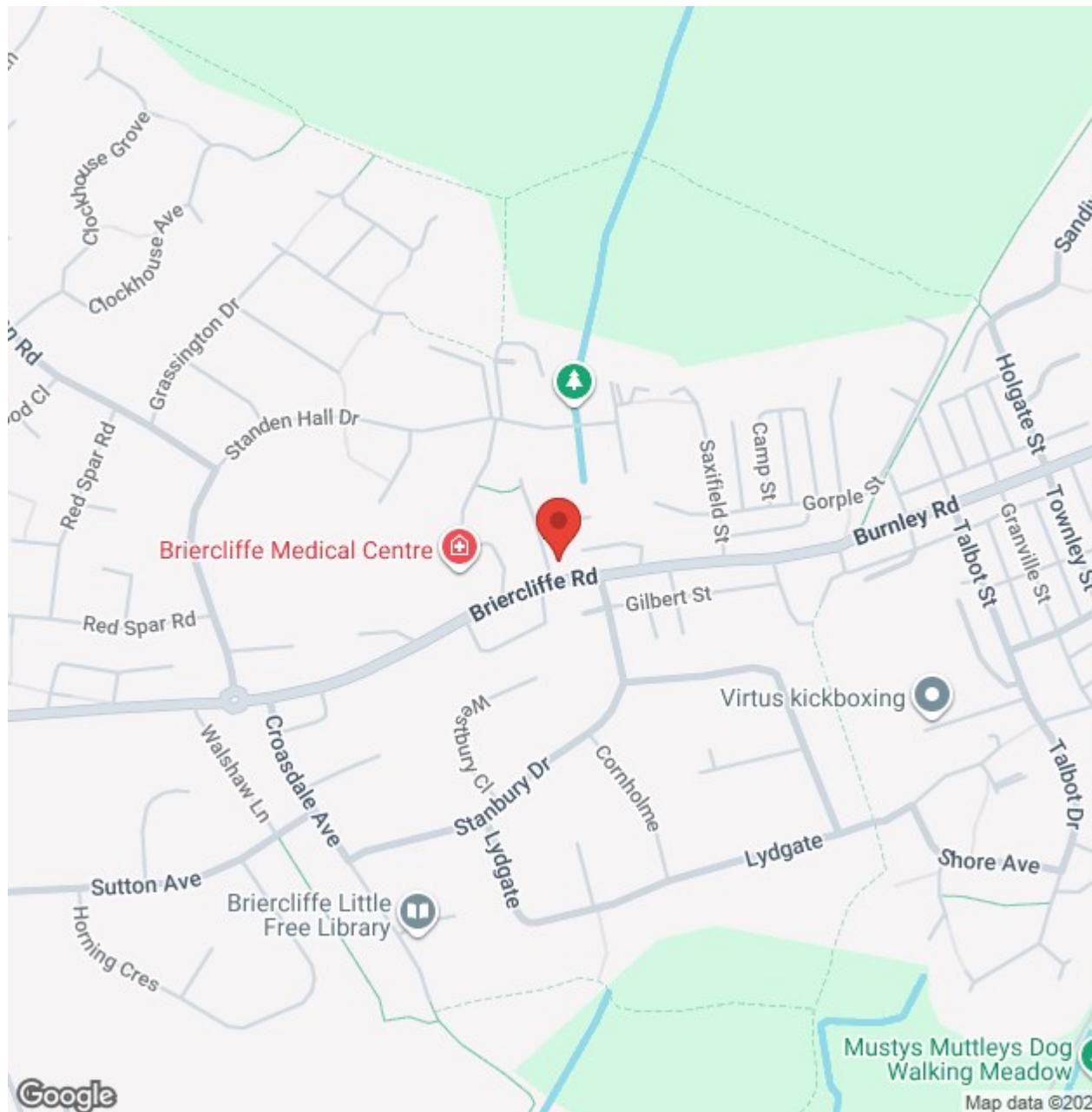
### Offers In The Region Of £125,000

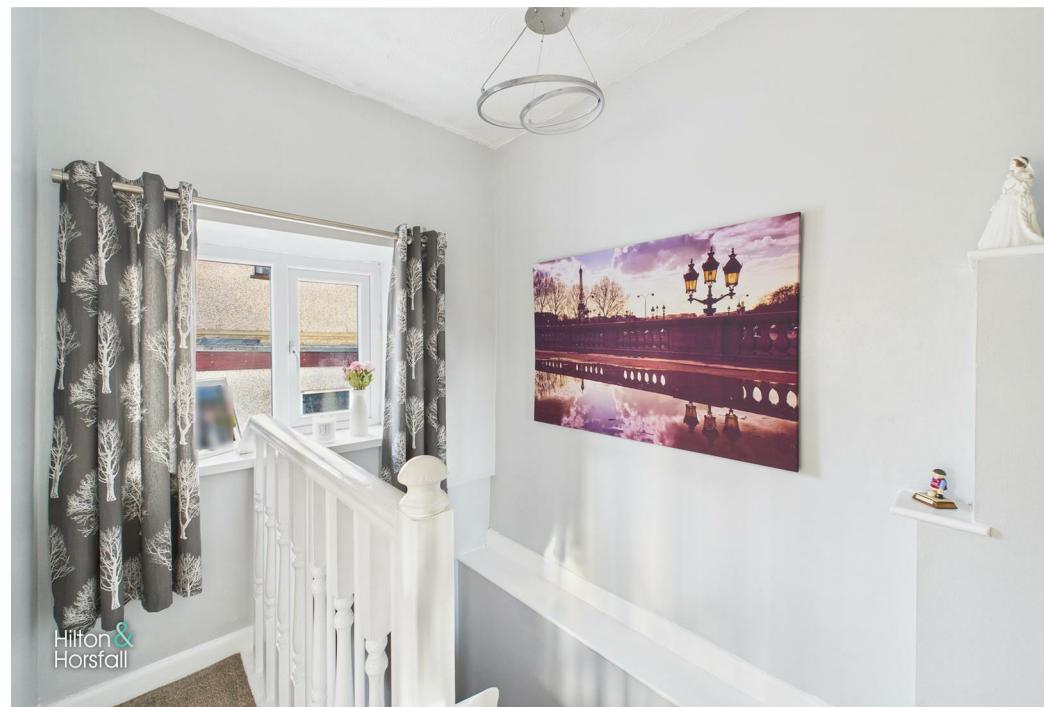
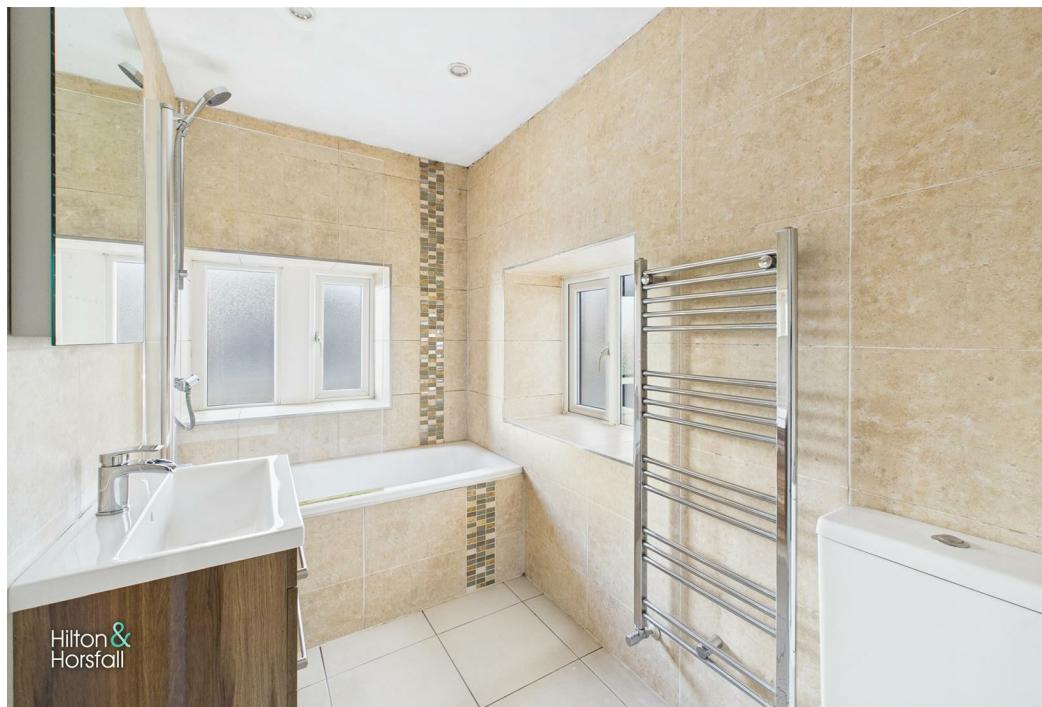
- Charming end-terrace property
- Cosy living room with wood-burning stove
- Modern fitted kitchen
- Two bedrooms and contemporary bathroom
- Low-maintenance garden and side seating area
- Close to shops, schools and transport links

This charming end-terrace property on Briercliffe Road offers a wonderful blend of character and modern comfort, making it ideal for first-time buyers, downsizers or anyone seeking a cosy and well-presented home.

Stepping inside, you are greeted by a warm and inviting living room featuring a stunning stone fireplace and wood-burning stove, exposed beams and neutral décor. The modern kitchen is well-equipped with contemporary cabinetry and integrated appliances, providing a practical and stylish space for everyday use. Upstairs, the property offers two bedrooms to the front, along with a modern, fully tiled bathroom. Externally, the home benefits from a low-maintenance garden frontage and an additional private seating area to the side. Conveniently located close to local amenities, shops, schools, bus routes and transport links, this delightful home offers excellent value in a well-connected and popular area.







## Lancashire

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### GROUND FLOOR

#### ENTRANCE VESTIBULE

#### LIVING ROOM 13'9" x 15'0" (4.20m x 4.58m)

Located to the front of the property, this charming living room features a stunning stone-built fireplace with an inset wood-burning stove, creating a warm and cosy focal point. Exposed ceiling beams, dual aspect windows and neutral décor enhance the traditional character while keeping the space bright and welcoming, offering plenty of room for comfortable seating and everyday relaxation.

#### KITCHEN 10'3" x 8'4" (3.13m x 2.55m)

The modern galley-style kitchen offers a sleek and practical space fitted with contemporary grey cabinetry, complementary worktops and integrated cooking appliances. Light and bright with a neutral finish, the room includes space for a freestanding fridge-freezer and washing machine, along with a stainless-steel sink and drainer beneath a rear-facing window. A door provides access out to the side of the property, making it ideal for everyday convenience and functionality.

### FIRST FLOOR / LANDING

The first-floor landing provides access to both bedrooms and the bathroom, with a rear-facing window allowing natural light to brighten the space. Neutral décor and a white balustrade keep the area light and airy, creating a pleasant transition between rooms.

#### BEDROOM ONE 9'3" x 12'7" (2.83m x 3.85m)

Located to the front of the property, the main bedroom is a bright and well-proportioned space featuring dual windows that allow plenty of natural light to flood in. The room offers ample fitted wardrobes for convenient storage and is finished in neutral tones, creating a calm and comfortable environment ideal for relaxation.

#### BEDROOM TWO 5'4" x 8'9" (1.65m x 2.69m)

Also positioned to the front of the property, the second bedroom is a versatile space ideal for use as a single bedroom, home office or dressing room. With a front-facing window allowing natural light in, the room is finished in neutral tones and offers a comfortable, practical area to suit a range of needs.

#### BATHROOM 8'9" x 4'9" (2.67m x 1.46m)

The property benefits from a modern, fully tiled bathroom comprising a fitted bath with overhead shower, contemporary wash basin with vanity storage and a low-level WC. Frosted windows provide privacy while allowing natural light to brighten the room, and a chrome heated towel rail adds a practical finishing touch.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/briercliffed-bly>

### LOCATION

Situated on Briercliffe Road, the property is ideally placed for access to local amenities, schools and transport links. Nearby shops, supermarkets and cafés are all within easy reach, while regular bus routes provide convenient travel into Burnley town centre and surrounding areas. The location also offers good access to local parks, countryside walks and major road connections, making it a practical and well-connected setting for a range of buyers.

### PUBLISHING

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### 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.



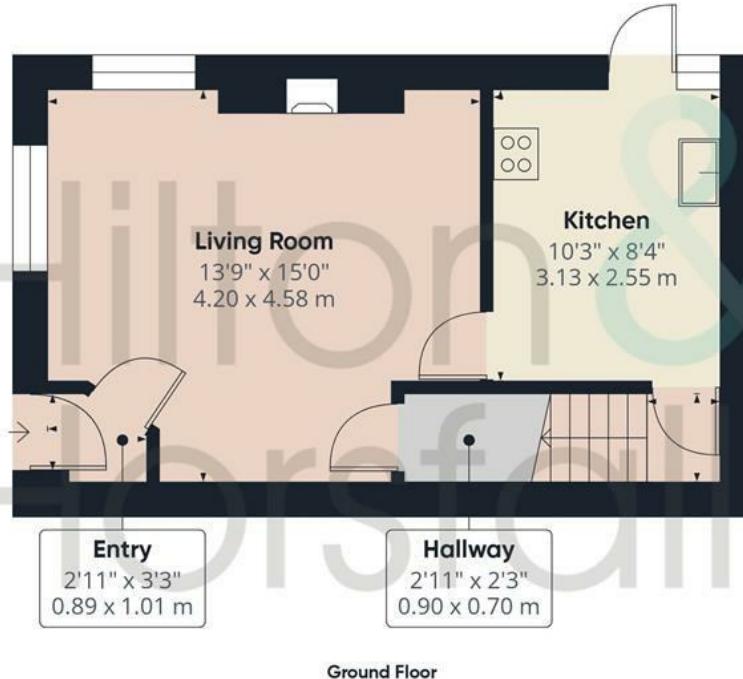
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## OUTSIDE

Externally, the property enjoys a low-maintenance garden frontage with artificial lawn and a stone boundary wall, offering a pleasant seating space to the front. To the side, a private paved area provides an additional outdoor space ideal for relaxing or dining, enclosed with fencing for extra privacy. Being an end terrace, the property also benefits from added space and natural light around the plot.



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

546 ft<sup>2</sup>

50.8 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.



Floor 1



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