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Petty  
Real™

11 Sutcliffe Street  
Briercliffe  
Lancashire  
BB10 2JW



## For Sale

- No Onward Chain!
- Three Bedrooms
- Mid Terrace
- Sought After Location
- Two Reception Rooms

## Offers Over £95,000

- Extended Kitchen
- Family Bathroom
- Front and Rear Yard
- Council Tax Band A
- EPC D



Welcome to this delightful three-bedroom mid-terrace home, nestled in the highly sought-after area of Briercliffe. Perfect for families and first-time buyers, this property combines comfortable living with a convenient location.

As you step through the entrance vestibule, you are greeted by a cosy lounge that features a staircase leading to the first floor. This inviting space flows seamlessly into the living room at the rear, offering an ideal setting for relaxation and entertaining guests.

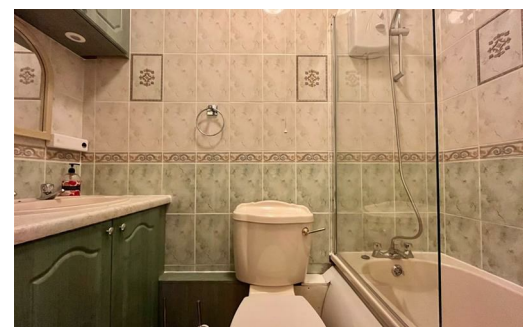
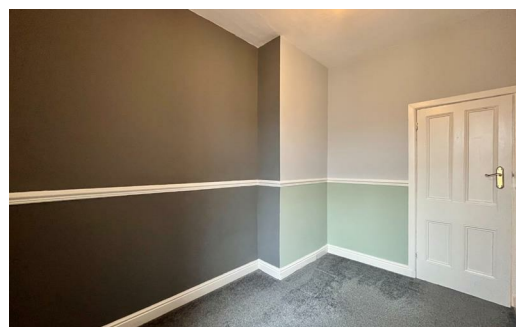
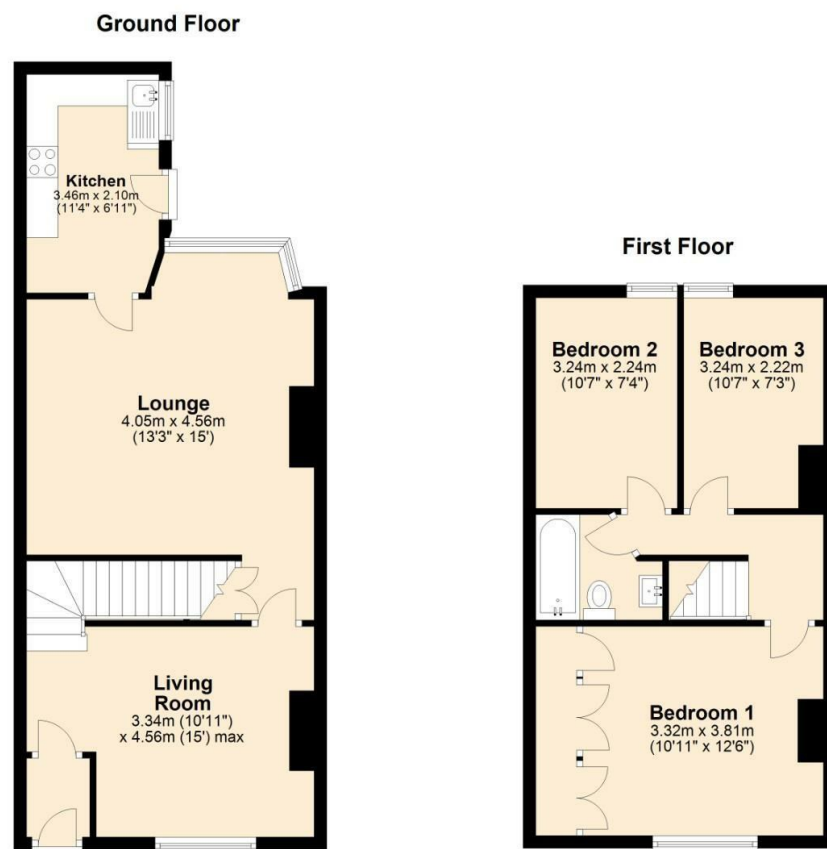
The property boasts an extended kitchen, thoughtfully designed with matching wall and base units. It comes equipped with integrated appliances, including an oven and hob, making meal preparation a joy.

The first floor hosts three well-appointed bedrooms. The master bedroom is a spacious double, complete with fitted bedroom furniture, providing ample storage and a serene retreat.

Towards the rear of the property, you'll find two single bedrooms, perfect for children, guests, or even a home office. One of the bedrooms features a fitted cupboard.

The family bathroom features a vanity sink, low level w/c, and a panel bath with an overhead shower.

The property is located in a pedestrian only area with patio/garden area to the front with a smaller enclosed yard area with metal shed to the rear. A primary school nearby, makes it ideal for a family with children.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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