

Because life is

PettyTM
Real

8 North Street
Briercliffe
Burnley
BB10 2JL



For Sale

- Two Bedroom Terraced House.
- Two Reception Rooms.
- Three Piece Family Bathroom.
- No Onward Chain Delay.
- Ideal For First Time Buyers.

Offers Over £100,000

- Sought After Location: Briercliffe.
- Rear Garden.
- Council Tax Band: A.
- EPC: D.
- Leasehold.



MUST BE VIEWED TO BE APPRICATED.* **NO ONWARD CHAIN DELAY!

Welcome to North Street, Briercliffe! This charming home is perfect for first-time buyers. This property is situated within the desirable location Briercliffe. Close to popular schools, local shops and bus routes, you are also only a short drive away from Burnley.

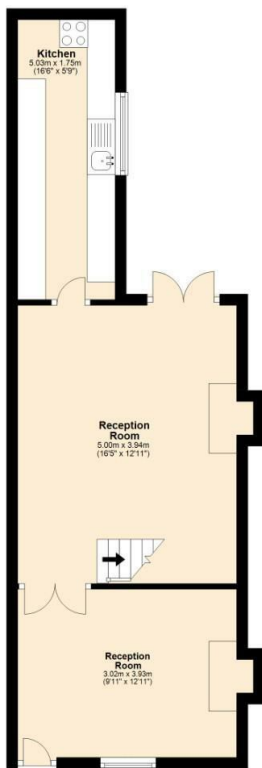
As you enter through the front door, you'll step into the first reception room. This versatile space could serve as your main living area, offering plenty of room for various furniture arrangements. Moving through to the second reception room, you'll find it well-suited as a dining area due to its seamless connection to the kitchen. The kitchen itself is quite spacious, spanning 5 meters in length, providing ample room for meal preparation. From the dining room, you can access the rear yard through double doors, ideal for enjoying outdoor space.

On the first floor, the master bedroom is generously sized and overlooks the front of the property, offering plenty of space for different furniture arrangements. At the rear of this floor, you'll find the family bathroom with a three-piece suite and the second bedroom, which is more suited for single occupancy.

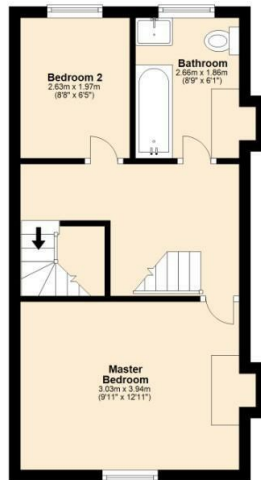
Finally, the second floor features an attic room, which is perfect for additional storage or could potentially be converted into a more functional space, depending on your needs.

This home provides a solid foundation and flexibility for those looking to put their own stamp on it.

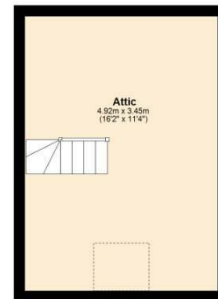
Ground Floor



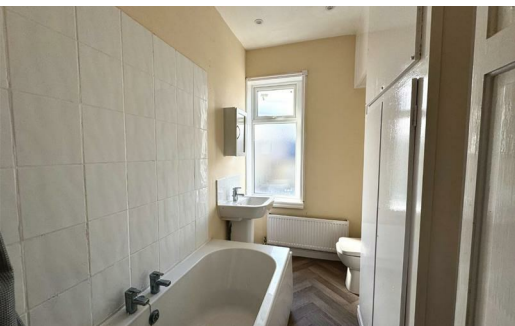
First Floor



Second Floor



Total area: approx. 90.3 sq. metres (971.8 sq. feet)



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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