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PettyTM
Real

3 Cobden Street
Briercliffe
Burnley
BB10 2JP



For Sale

Offers In The Region Of £115,000

- Mid-Terrace House.
- Three Bedrooms.
- Two Reception Rooms.
- Kitchen With Breakfast Bar.
- Three Piece Family Bathroom.

- Highly Desirable Location.
- Great Property For A First Time Buyer.
- EPC Rating: D.
- Council Tax Band: A.
- Leasehold.



Welcome to Cobden Street, Briercliffe—a well-presented three-bedroom mid-terrace property that is both affordable and ideal for first-time buyers or those looking to upsize with a growing family. Located in a convenient and desirable area, this home offers practical living spaces and modern comforts.

Upon entering, you are welcomed into the first reception room on your left, which currently serves as a dining room. Overlooking the front of the property, this space is versatile and well-suited for family meals or gatherings. Moving further into the home, you'll find the second reception room, which is the primary living area. This spacious room offers ample space for various furniture arrangements, making it perfect for relaxation and entertaining.

The kitchen is open-plan, flowing seamlessly from the living room, creating a sociable atmosphere. It boasts plenty of counter space, ideal for meal preparation, as well as a breakfast bar, providing a convenient spot for casual dining or a quick snack throughout the day.

Heading to the first floor, the master bedroom is located at the front of the property. This generously sized room has ample space for a freestanding bed, wardrobes, and bedside tables, creating a comfortable retreat for rest. To the rear of the home, you will find two additional bedrooms, each offering great versatility. These rooms are perfect for children's bedrooms, a home office, or even a guest room.

The family bathroom is also located on this floor and features a three-piece suite, including a bath with a shower overhead, a toilet, and a sink—everything you need for modern family living.

The property benefits from a rear yard space, offering a low-maintenance outdoor area that could be used for storage, outdoor seating, or gardening. With its functional layout, affordable price point, and convenient location, Cobden Street is an excellent choice for a variety of buyers looking for their next home.



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.

Cobden Street, Briercliffe



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