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Real

298 Briercliffe Road  
Burnley  
BB10 2DH



For Sale

Asking Price £225,000

- Stunning Semi Detached Dormer Bungalow.
- Three Bedrooms.
- Two Reception Rooms.
- Great Size Kitchen Dining Room.
- Three Piece Family Bathroom & Bedroom En-Suite.

- Rear Garden Over Two Levels.
- Off Road Parking & Garage.
- EPC Rating: D.
- Council Tax Band: C.
- Freehold.





Welcome to Briercliffe Road, Burnley! This charming three-bedroom semi-detached property is an ideal family home, located in the highly sought-after area of Briercliffe.

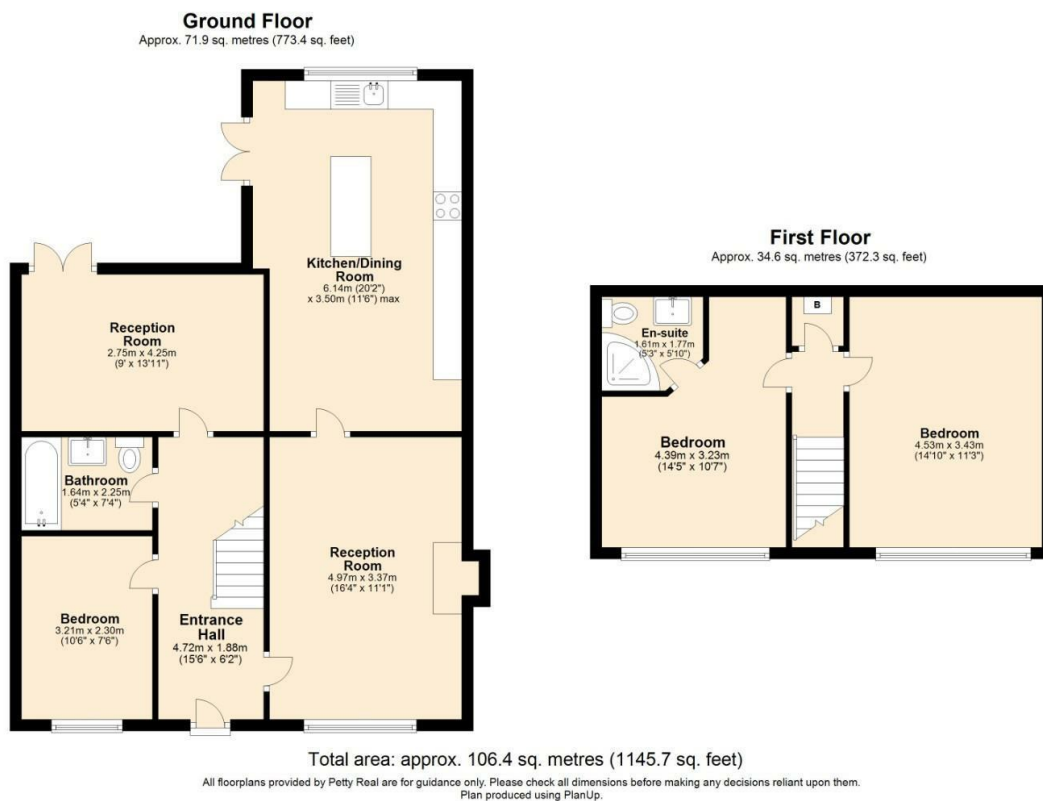
Upon entering, the spacious reception room is immediately to your right. This versatile space allows for various furniture arrangements, such as sofas, a coffee table, a TV stand, and cabinets. It also features an electric fire on the chimney breast, adding a cosy touch. Across the entrance hall, you'll find bedroom three, a flexible room perfect for a guest room, home office, or a child's bedroom. Adjacent to this is the family bathroom, complete with a bath, sink, and toilet.

At the end of the hall, a second reception room awaits—a warm and inviting retreat with ample space for sofas, a coffee table, freestanding cabinets, and a wall-mounted TV. This room opens to the rear yard through double doors, enhancing its charm. The standout feature of the home is the kitchen-dining area, accessible from both reception rooms. This generously sized space boasts a kitchen counter running along the rear and right walls with ample storage above and below, as well as a breakfast bar with additional storage. Double doors from the kitchen lead to the back garden, creating a seamless indoor-outdoor connection.

Upstairs, the master bedroom is situated on the left and includes an ensuite bathroom with a corner shower, toilet, and sink. Both upstairs bedrooms feature large windows with views of the front of the property and ample space for freestanding furniture such as beds, bedside cabinets, and desks.

Outside, the property offers a delightful rear garden spread over two levels, perfect for relaxing or entertaining. Additional conveniences include off-road parking and a garage accessed from the rear, providing secure parking and storage.

This delightful home combines practicality with charm, making it a must-see in Briercliffe.



**Briercliffe Road, Burnley**

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