

Because life is

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Real

699 Briercliffe Road
Burnley
BB10 2DH



For Sale

- *Attention First Time Buyers / Investors!*
- Two Bedroom End Terrace.
- Kitchen Extension.
- Large Reception Room.
- Three Piece Family Bathroom.

Asking Price £115,000

- Low Maintenance Yard.
- Situated In The Highly Desirable Location: Briercliffe!
- Council Tax Band: A (Burnley.)
- EPC Rating: E.
- Freehold.



Petty Real Estate Agents are delighted to present this superb opportunity on Briercliffe Road, Burnley—a spacious end terrace property ideal for both first-time buyers and investors alike.

Upon entering via the front door and vestibule, you're welcomed into a generously sized reception room, perfect as the main living area. With ample space for a TV, coffee table, storage units, and more, it offers a warm and versatile environment for relaxing or entertaining.

To the rear, the property benefits from an extended kitchen with worktops wrapping around three sides, offering excellent preparation space. There's under-counter storage, plumbing for a washing machine, and room for a fridge freezer—ideal for everyday functionality.

Upstairs, you'll find two well-proportioned bedrooms. The primary bedroom is a comfortable double, offering space for a bed, bedside tables, wardrobes, and more. The second bedroom is suited as a single room, guest space, child's bedroom or a home office, depending on your needs.

Completing the first floor is the family bathroom, a three-piece suite including a bath with overhead shower, basin, and WC.

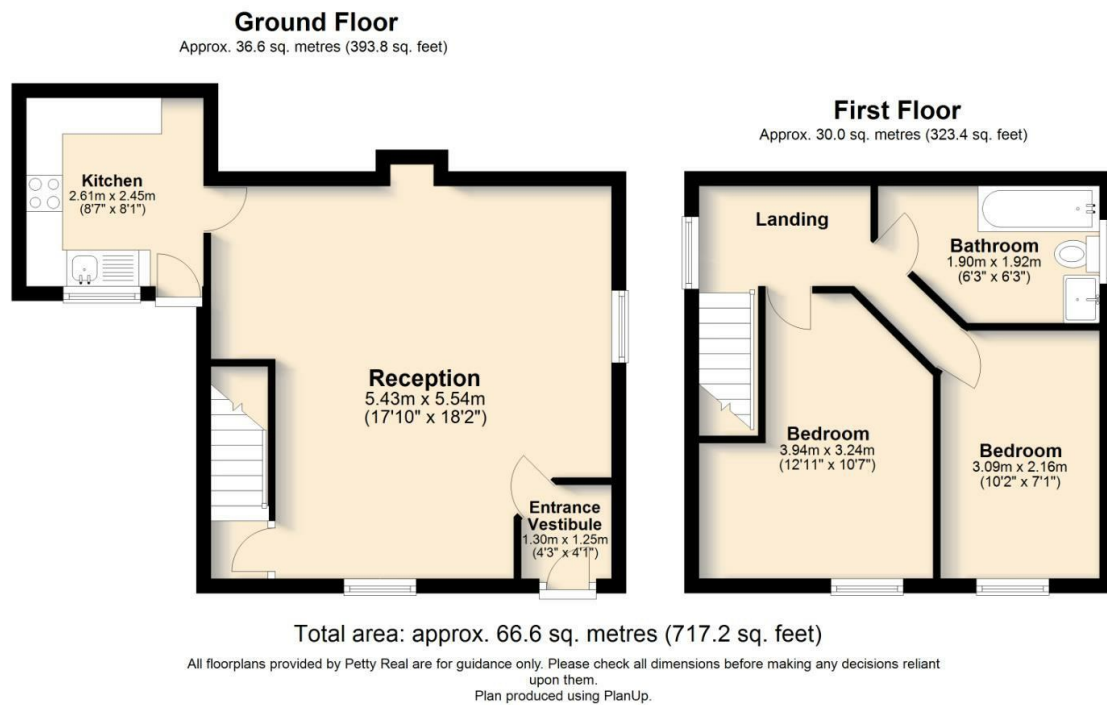
Externally, the property offers a low-maintenance rear yard, ideal for those looking for an easy outdoor space with minimal upkeep.

A property with great scope and potential, early viewing is highly recommended.

EPC Rating: E.

Council Tax Band: A

Tenure: Freehold.



Briercliffe Road, Burnley



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