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PettyTM
Real

699 Briercliffe Road
Burnley
BB10 2DH



For Sale

Asking Price £89,950

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

- 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.

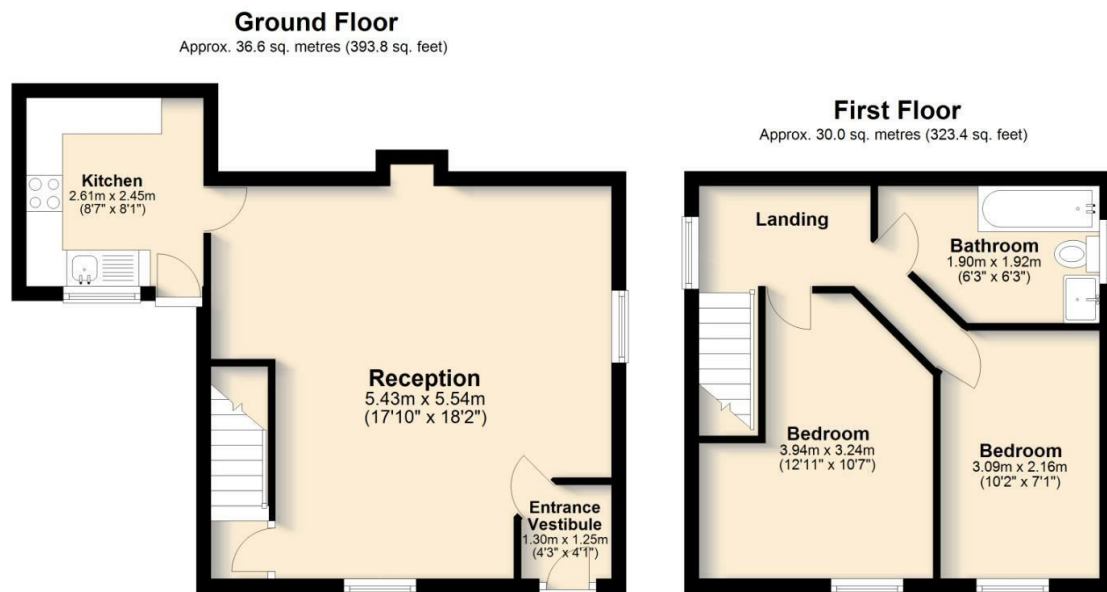
Externally, the property offers a low-maintenance rear yard, ideal for those looking for an easy outdoor space with minimal upkeep.

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

EPC Rating: E.

Council Tax Band: A

Tenure: Freehold.



Total area: approx. 66.6 sq. metres (717.2 sq. feet)

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.

Briercliffe Road, Burnley



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.

4 Manchester Road, Burnley, Lancashire, BB11 1HH
T.

Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk