

Because life is

Petty<sup>TM</sup>  
Real

7 Cross Street  
Briercliffe  
Burnley  
BB10 2HT



## For Sale

- \*\*Available For Sale With No Onward Chain Delay!\*\*
- Ideal For First Time Buyers.
- Two Bedroom Mid Terrace Property.
- Two Large Reception Rooms.
- Beautiful Kitchen With Ample Counter Space.

## Offers In The Region Of £129,950

- Four Piece Bathroom Suite.
- Situated In The Heart Of Briercliffe.
- Close To Highly Regarded Local Schools & Amenities.
- Countryside On The Doorstep For Picturesque Walks.
- Leasehold | Council Tax Band: A | EPC Rating: TBC



Petty Real are delighted to bring to market this charming home on Cross Street, Briercliffe, offered with no onward chain. Perfect for first-time buyers or those wishing to downsize, the property enjoys a sought-after position close to village amenities, well-regarded schools and beautiful countryside walks.

Entering via the front door and vestibule, you are welcomed into the first reception room. Currently used as a dining room, this versatile space can be arranged to suit your lifestyle, comfortably accommodating a large dining table and additional freestanding furniture.

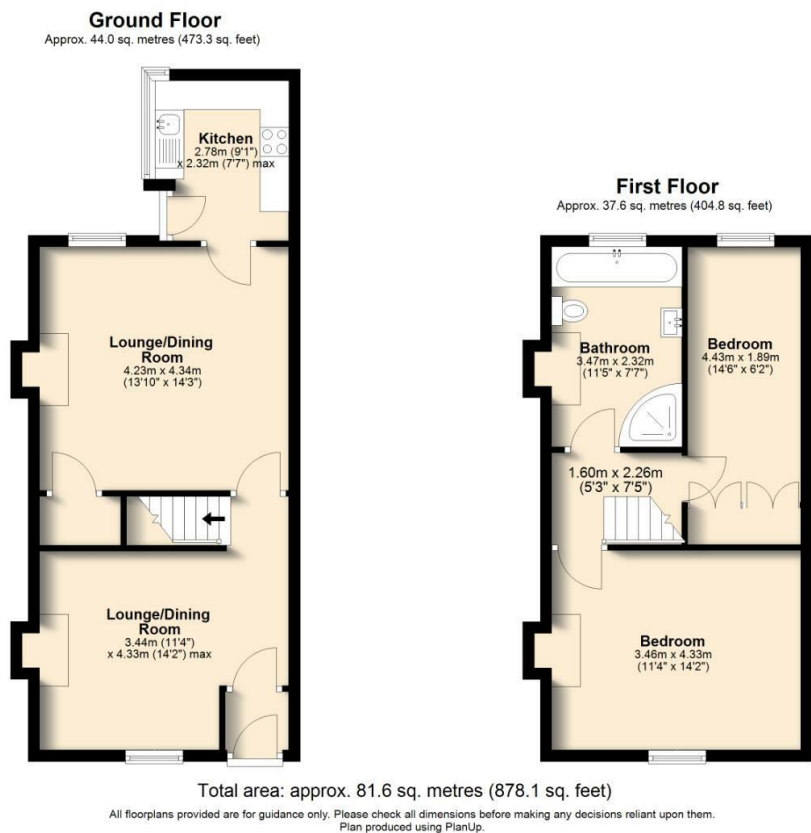
The second reception room sits to the rear and serves as the main living space, offering plenty of room for sofas, chairs, media units and further furnishings, creating a cosy and comfortable setting to relax and entertain.

The modern kitchen provides generous worktop space with fitted units above and below, a sink positioned beneath the rear window and a hob with oven below—replaced in 2024—set to the right-hand wall.

To the first floor, the principal bedroom spans the front of the property and accommodates a double bed along with bedside cabinets, wardrobes and additional freestanding items. Across the landing sits the second bedroom, ideal as a single room, nursery, home office or guest space. The boiler, fitted in 2022, is also housed here.

Completing the accommodation is a contemporary four-piece bathroom, featuring a large bath beneath a frosted window, floating wash basin, WC and separate corner shower.

Well-presented throughout and positioned in a highly desirable location, this lovely property is ready to move into and enjoy. Early viewing is recommended.



### Cross Street, Briercliffe



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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