



BRIERCLIFFE ROAD, BURNLEY, BB10 2HA

[NO CHAIN]



Stone-built end terrace cottage ideally positioned within walking distance of Harle Syke shopping parade and regular bus routes into Burnley town centre. Conveniently located close to Briercliffe countryside, Burnley General Hospital and with easy access to the M65, the property offers a well-proportioned layout including a spacious living room, kitchen, two bedrooms and a first-floor bathroom. Requiring some cosmetic improvement, the property presents an excellent opportunity for first-time buyers or buy-to-let investors.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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Charming Stone-Built Cottage in a Convenient Location

Positioned within comfortable walking distance of the popular Harle Syke shopping parade, this attractive stone-built end terrace cottage enjoys a highly convenient setting with excellent access to local amenities and transport links. Regular bus routes provide easy connectivity into Burnley town centre, while the nearby M65 motorway ensures straightforward commuting throughout the North West. The property is also ideally placed for access to Burnley General Hospital and the picturesque countryside of Briercliffe, offering the perfect balance of town and rural living.

Internally, the property offers clean and functional accommodation with scope for cosmetic enhancement, presenting an exciting opportunity to create a charming period home tailored to individual tastes. The ground floor comprises a generous living space leading through to a fitted kitchen, while to the first floor there are two bedrooms and a bathroom.

With its appealing character, practical layout and excellent location, the property is ideally suited to first-time buyers, single occupants or investors seeking a buy-to-let opportunity.

BRIEFLY COMPRISING:- ENTRANCE HALLWAY, GENEROUS SIZED RECEPTION SPACE, KITCHEN, TWO BEDROOMS, BATHROOM, ENCLOSED YARD TO REAR WITH STORE.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having frosted double glazed centre panel and opening into:-

Entrance Hallway

4'01" x 4'10" Stairs (2'05) ascending to the first floor level, radiator, laminate wood floor. Frosted glazed panelled door opening into:-



Reception Room One

18'01" x 14'11" Gas fire set onto stone hearth, wall light points, inbuilt meter cupboards, laminate wood floor, radiator. UPVC framed double glazed windows to the rear elevation, under the stairs storage cupboard. Twin frosted glazed panelled door opening into:-



Kitchen

12'04" x 7'01" (501 x 401) at back door. 1 ½ bowl stainless steel sink unit and drainer with cupboards under, matching range of wall and base units incorporating stainless steel oven/grill and four ring gas hob with stainless steel extractor canopy over, coordinating worktops and part tiled walls, tiled floor area, space for undercounter freezer, integrated fridge, plumbing for washing machine. UPVC framed double glazed windows to the side and rear elevation, radiator. UPVC door with frosted double glazed centre panel opening into the rear yard.

First Floor Landing

2'05" x 6'03" Gloss panelled doors to:-





Bedroom One

10'08" x 12'01" UPVC framed double glazed window affording panoramic open outlook to the front elevation, in built storage cupboards with louvre door, loft access point.



Bedroom Two

7'01" x 8'05" UPVC framed double glazed window to the rear elevation, radiator.



Bathroom

3'09" x 6'0" Three-piece White suite incorporating panelled bath with electric shower fittings over, corner pedestal wash basin and low level WC, chrome heated towel rail, extractor UPVC framed frosted double glazed window.

Outside

Enclosed yard area to the rear with artificial lawn, brick built store, access onto back street.



Tenure : Freehold

Energy Performance Certificate Rating : E

Council Tax Band : A

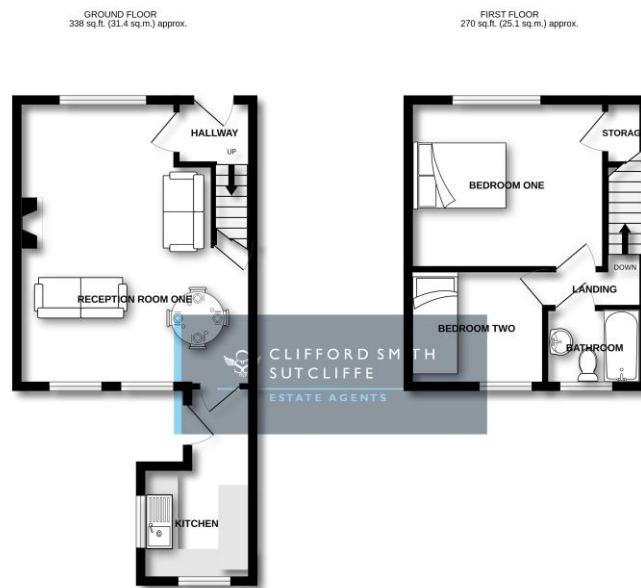
Approximate Square Footage : 608 SqFt / 56.5 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



TWO BEDROOM END TERRACE COTTAGE
TOTAL FLOOR AREA: 608 sq ft, (56.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or reliability can be given.
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