

Because life is

PettyTM
Real

Long Hey House Halifax Road
Briercliffe
Burnley
BB10 3QZ



For Sale

Asking Price £795,000

- For Sale With No Onward Chain Delay!
- Detached House.
- Stunning Kitchen Dining Space.
- Three Reception Rooms.
- Dedicated Office Space.

- Four Bedrooms Each With En-Suites.
- Picturesque Views Of The Countryside!
- EPC Rating: TBC.
- Council Tax Band: D.
- Freehold.



Petty Real are delighted to present this spacious and versatile detached residence on Halifax Road, Briercliffe — offered for sale with no onward chain.

Nestled in a desirable location and benefitting from beautiful open views to the rear, this substantial home presents a rare opportunity for growing families or those seeking generous living space with flexibility throughout.

The ground floor accommodation is well thought out and caters to both everyday family life and entertaining. The property comprises a welcoming reception hall with a convenient downstairs W/C, a comfortable lounge, a formal sitting room, and a bright garden room that enjoys stunning rear aspect views — ideal for relaxing or hosting guests. A separate office with a bespoke wrap-around desk and built-in storage provides a perfect work-from-home environment, while a second office leads to a dedicated boiler room.

At the heart of the home is a large kitchen dining area, complemented by a useful utility space designed for additional meal preparation and storage — ideal for those who enjoy entertaining.

Upstairs, the first floor continues to impress with four generously proportioned bedrooms, each benefitting from its own en-suite. The layout allows for versatile use — whether you need space for children, guests, or a luxurious primary suite — and excellent built-in storage is available across the landing and within each bedroom.

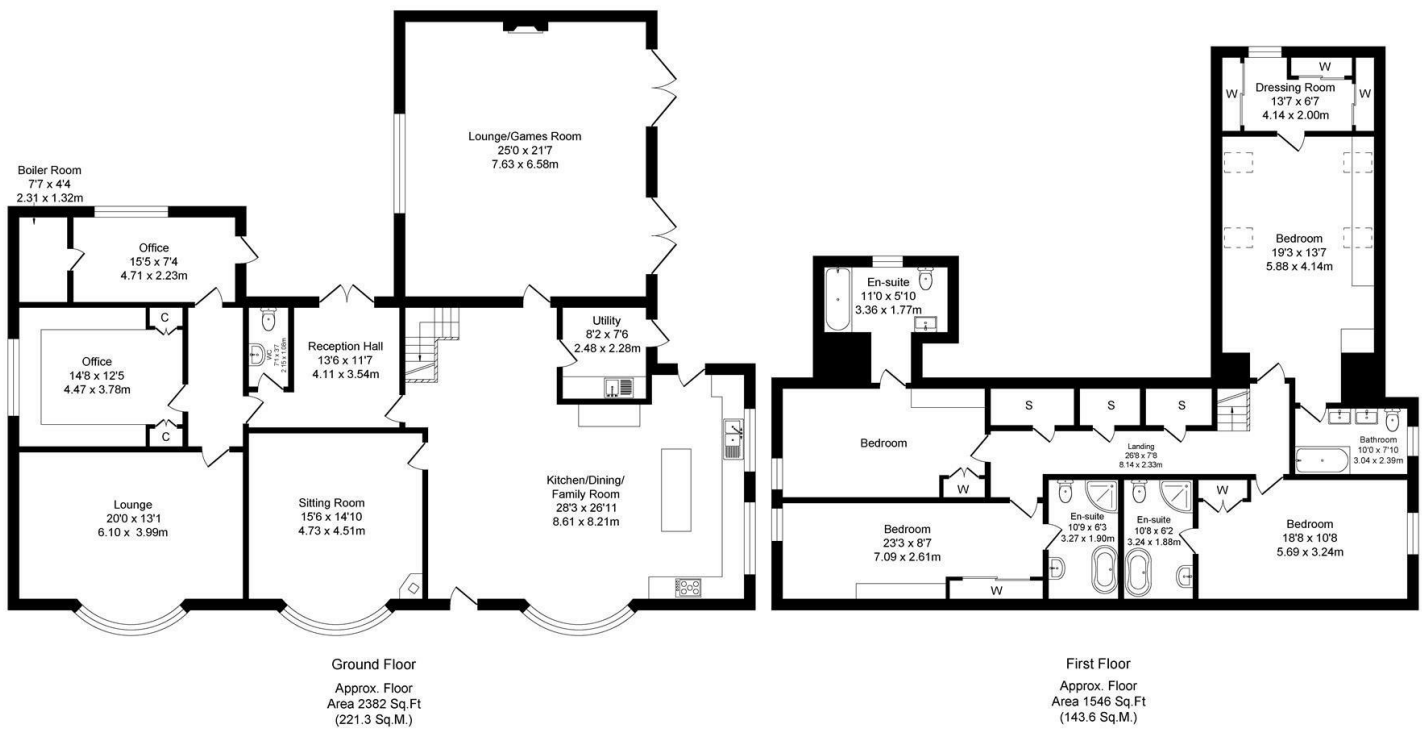
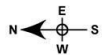
Externally, the home enjoys a private rear outlook and a location that combines countryside charm with local convenience.

Key Information:
Tenure: Freehold
Council Tax Band: D
EPC Rating: TBC

A superb family home in a sought-after location — early viewing is highly recommended.

Halifax Rd, Briercliffe, Total Approx. Floor Area 3928 Sq.ft. (364.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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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