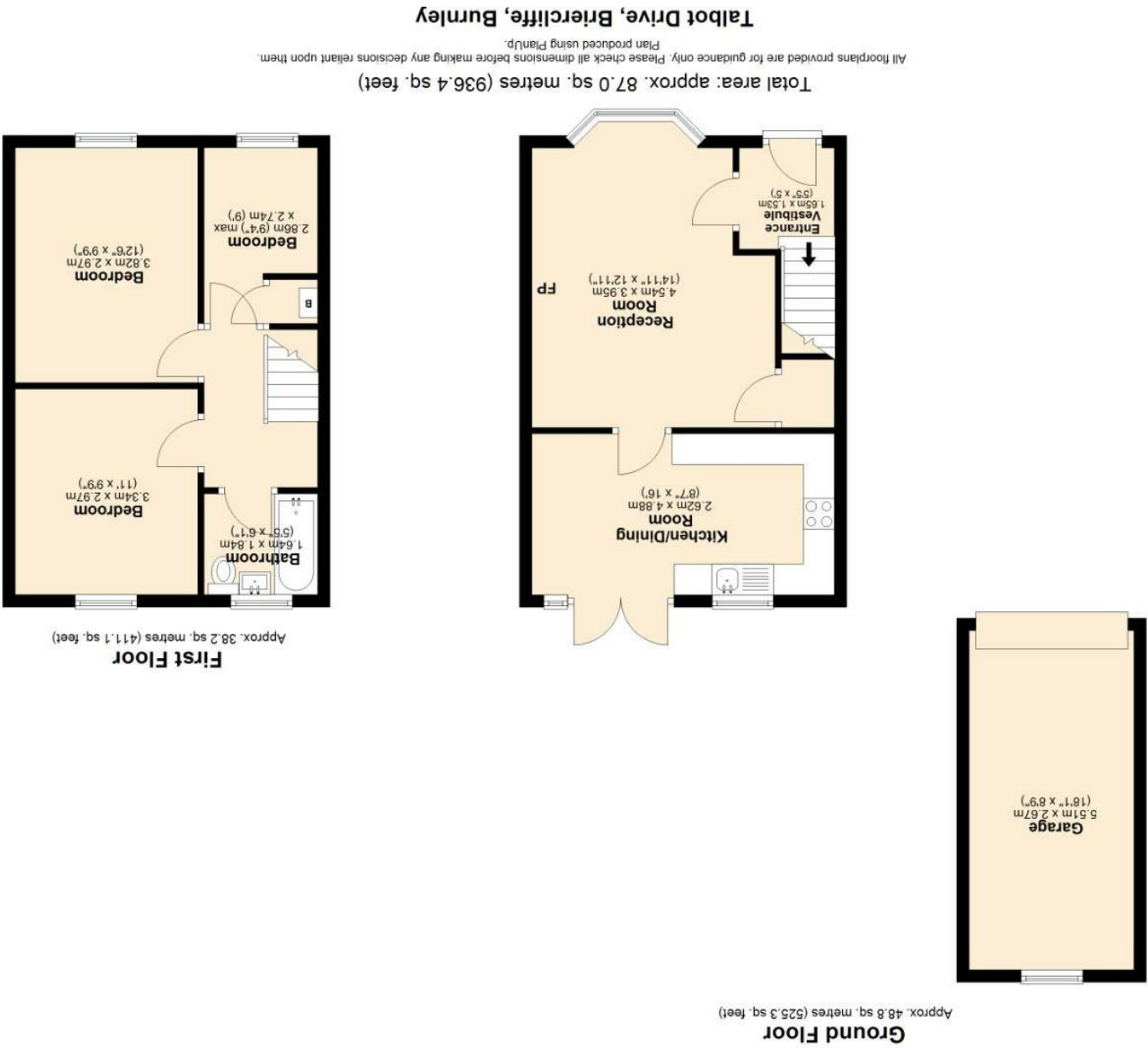


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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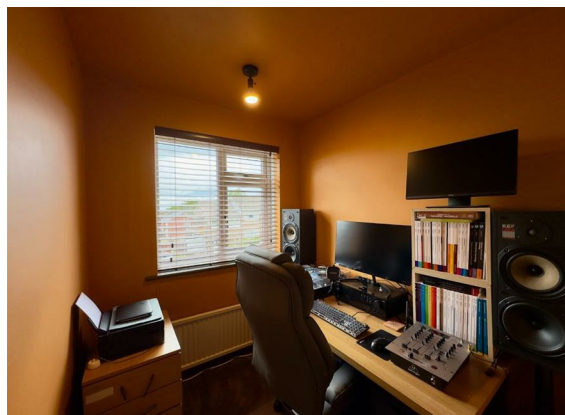
Asking Price £209,950



70 Talbot Drive
Briercliffe
Burnley
BB10 2RT

3 1 1 C

Council Tax Band: C



Petty Real are delighted to present this attractive three-bedroom detached family home to the market, offered for sale with the significant advantage of no onward chain. Situated in the highly sought-after area of Briercliffe, this well-positioned property combines generous living accommodation with excellent outdoor space, making it an ideal choice for families.

Externally, the property benefits from ample driveway parking for multiple vehicles, while to the rear you'll find a private garden alongside an elevated patio area, perfect for outdoor dining, entertaining, and enjoying summer evenings. A secure detached garage provides valuable additional storage space.

Conveniently located just moments from local amenities, reputable schools, and excellent transport links, the property also enjoys easy access to the surrounding countryside, offering the best of both village and semi-rural living. Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer. Contact Petty Real today on 01282 415111 to arrange your viewing

Property Description

Ground Floor:

Entering the property through the front door, you are welcomed into the entrance vestibule (1.53m x 1.65m), which provides access to the main reception room, whilst stairs directly ahead lead to the first-floor accommodation.

Positioned at the front of the property is the spacious reception room (3.95m x 4.54m), a bright and inviting living space ideal for modern family life. A large bay window floods the room with natural light, enhancing the sense of space, whilst a feature fireplace creates a natural focal point. There is ample room for a variety of freestanding furniture, making this an excellent primary living area.

To the rear of the property is the impressive kitchen dining room (4.88m x 2.62m), thoughtfully designed to maximise both practicality and functionality. The kitchen benefits from an excellent range of wall and base units, providing ample storage and preparation space. The sink is positioned beneath a window overlooking the rear garden, whilst the integrated oven and hob are conveniently located along the side wall. The dining area comfortably accommodates a family dining table and chairs, creating the perfect setting for everyday meals and entertaining guests. Patio doors provide direct access to the rear garden, seamlessly connecting indoor and outdoor living spaces.

Externally, the property also benefits from a detached garage (2.67m x 5.51m), offering excellent additional storage space for larger household items, bicycles, gardening equipment, or workshop use.

First Floor:

The landing provides access to all first-floor accommodation.

The principal bedroom (2.97m x 3.82m) is located at the front of the property and offers generous proportions, comfortably accommodating a range of bedroom furniture. Bright and well-presented throughout, this room serves as an ideal main bedroom.

Bedroom Three (1.84m x 2.86m) is positioned adjacent to the principal bedroom and offers excellent versatility. Whether utilised as a nursery, child's bedroom, guest room, dressing room, or home office, this space can easily adapt to suit a variety of requirements. The property's boiler is conveniently housed within the over-stairs storage cupboard located within this room.

To the rear of the property is Bedroom Two (2.97m x 3.34m), a well-proportioned double bedroom offering ample space for a bed, wardrobes, bedside furniture, desks, and additional storage, making it an ideal room for older children, teenagers, or guests.

Completing the first-floor accommodation is the family bathroom (1.84m x 1.64m), fitted with a three-piece suite comprising a panelled bath with overhead shower, pedestal wash basin, and low-level WC, providing everything required for modern family living.

Outside:

To the front, the property benefits from a generous driveway providing off-road parking for multiple vehicles. To the rear, a private garden and elevated patio area create the perfect space for outdoor entertaining, summer barbecues, and enjoying the surrounding views. The detached garage further enhances the property's practicality, providing valuable additional storage space.

View more about this property online....

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