



BRIERCLIFFE ROAD, BURNLEY, BB10 2HA



Charming stone-built cottage in a highly convenient location within walking distance of Harle Syke shopping parade and regular bus routes into Burnley. Beautifully modernised throughout, the property offers an impressive lounge with cast-iron gas stove, two well-proportioned bedrooms, a glazed rear porch, and enclosed rear yard. Ideally positioned close to Briercliffe countryside, Burnley General Hospital and with excellent access to the M65 motorway. Early viewing highly recommended.



CLIFFORD SMITH
SUTCLIFFE

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Occupying a level position within comfortable walking distance of the popular Harle Syke shopping parade and regular bus routes providing easy access into Burnley town centre, this attractive stone-built cottage enjoys a highly convenient setting. The property is also just a short distance from the picturesque Briercliffe countryside, Burnley General Hospital, and offers excellent connectivity with the M65 motorway only minutes away, ideal for commuting across the Northwest region.

Beautifully modernised to a high standard, the home presents impressive and well-proportioned accommodation throughout. The inviting lounge features a charming cast-iron gas stove, creating a warm and welcoming focal point. There are two well-sized bedrooms, making the property perfectly suited to first-time buyers, downsizers, or investors alike.

Externally, the property benefits from a glazed rear porch, an enclosed rear yard, and access to an adopted rear street which has been thoughtfully planted and maintained as a communal garden space.

Early viewing is highly recommended to fully appreciate the quality and convenience this delightful home has to offer.

BRIEFLY COMPRISING:- ENTRANCE HALLWAY, IMPRESSIVE RECEPTION ROOM, MODERN KITCHEN, GLAZED REAR PORCH, TWO BEDROOMS, MODERN SHOWER ROOM, ENCLOSED YARD TO REAR WITH STORE, ATTRACTIVE GARDEN AREA TO BACK STREET.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having frosted double glazed centre panel and opening into:-

Entrance Hallway

5'08" x 4'02" Stairs ascending to the first floor level, radiator. Double opening Oak-panelled doors leading through into:-



Impressive Reception Room

16'11" x 14'11" into chimney breast recess. Inset cast iron gas stove set onto stone hearth, exposed timber beams to ceiling, feature stone walling with display niche, radiator, understairs storage cupboard. UPVC framed double glazed window to the front elevation, glazed window to the rear and Oak-panelled door opening into:-



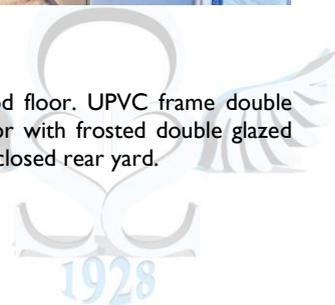
Modern Kitchen

8'09" x 7'08" 1 1/2 bowl modern composite sink unit and drainer with cupboards under matching range of modern wall, base and tall units incorporating double oven/grill and four ring gas hob with extractor hood over, coordinating worktops and upstands. plumbing for washing machine. space for fridge freezer. Radiator. UPVC framed double glazed windows to the rear and side elevation Square pane glazed panel door opening into:-



Glazed Rear Porch

7'05" x 6'11" Laminate wood floor. UPVC frame double glazed window and UPVC door with frosted double glazed centre panel leading into an enclosed rear yard.



First Floor Landing

6'0" x 5'02" Return spindle balustrade, loft access point, inbuilt storage cupboard. Gloss-panelled doors leading from the landing and into:-



Bedroom One

11'03" x 8'01" into chimney breast recess. UPVC framed double glazed window to the front elevation, radiator.



Bedroom two

6'08" x 6'05" UPVC framed double glazed window to the front elevation, radiator. (and it's a bit of a cut out of the stairs)



Modern Shower Room

5'04" x 9'02" Three piece modern White suite incorporating step in shower tray with chrome mixer rain shower fittings, tiled area and glazed screen over, wash basin set into modern vanity style unit and low level WC. Fully tiled walls, chrome heated towel rail, boarded ceiling. UPVC framed frosted double glazed window to the rear elevation.

Outside

Neat enclosed rear yard with useful store. Timber gate opening onto the rear street which has been maintained as a communal garden space with thoughtfully planted beds and timber gate.



Tenure : Freehold

Energy Performance Certificate Rating : TBC

Council Tax Band : A

Approximate Square Footage : 622 SqFt / 57 SqM

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.



GROUND FLOOR
370 sq. ft. (34.3 sq. m.) approx.

FIRST FLOOR
252 sq. ft. (23.4 sq. m.) approx.



TWO BEDROOM TERRACE-COTTAGE

TOTAL FLOOR AREA - 622 sq. ft. (57.8 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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