



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Burnley Road, Burnley, BB10 2HJ

Offers Over £140,000

A STUNNING NEWLY RENOVATED TWO BEDROOM HOME IN BRIERCLIFFE

Nestled on Burnley Road in the charming area of Briercliffe, this delightful mid-terrace house presents an excellent opportunity for first-time buyers. Recently renovated to a high standard, with under floor heating and insulated external, this property boasts a modern and inviting atmosphere, making it truly turn-key ready.

The home features a well-proportioned reception room, perfect for relaxing or entertaining guests. With two comfortable bedrooms, it offers ample space for individuals or small families. The bathroom is thoughtfully designed, ensuring both functionality and style.

Situated in a fantastic location, this property benefits from easy access to local amenities and transport links, making it an ideal choice for those seeking convenience and community. The newly renovated interiors provide a fresh and contemporary feel, allowing you to move in without the need for further work.

This charming two-bedroom terrace house is not just a home; it is a wonderful opportunity to step onto the property ladder in a desirable area. Do not miss the chance to make this lovely house your new home.

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 2  1  1  C

- Tenure Freehold
- On Street Parking
- Two Generously Sized Bedrooms
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Newly Renovated
- Modern Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating C
- Ideal First Time Buy And Ready To Move Straight Into
- Ample Front And Rear Space

Ground Floor

Reception Room

15'5 x 12'11 (4.70m x 3.94m)

Kitchen

14'7 x 12'11 (4.45m x 3.94m)

First Floor

Landing

6'11 x 6'9 (2.11m x 2.06m)

Bedroom One

12'11 x 11'7 (3.94m x 3.53m)

Bedroom Two

13' x 10' (3.96m x 3.05m)

Bathroom

7'9 x 5'8 (2.36m x 1.73m)

External

Front

Paved courtyard

Rear

Enclosed paved rear yard with gate to shared access road.



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