



BURNLEY ROAD, BRIERCLIFFE, BB10 2HG

[NO CHAIN]



Situated in the sought-after Harle Syke area, this well-presented one-bedroom duplex apartment offers stylish, low-maintenance living close to local shops, bus routes, countryside walks and the M65. Converted from the former Post Office, the property features a lounge, modern kitchen, double bedroom and bathroom, along with gas central heating, UPVC double glazing and a private forecourt. Ideal for first-time buyers, couples, investors or those seeking a convenient lock-up-and-leave home.



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Situated in the highly sought-after Harle Syke area, this well-presented one-bedroom duplex apartment offers stylish, low-maintenance living in a convenient location.

The property is within easy walking distance of the local shopping parade and regular bus services into Burnley town centre, while the beautiful surrounding countryside, including Thursden Valley, is just a short distance away. Excellent transport links are also close at hand, with the M65 motorway only a few minutes' drive away, providing easy access across the North West.

Forming part of an attractive stone-built end terrace, originally the village Post Office and imaginatively converted into three individual homes, this distinctive property is arranged over two floors.

The ground floor features a welcoming lounge with a modern fitted kitchen adjoining, creating a practical and comfortable living space. To the first floor is a generously sized double bedroom and bathroom. Further benefits include UPVC double glazing and gas central heating.

Externally, a neat private forecourt provides useful outdoor space.

Ideal for first-time buyers, professionals, couples, investors or those seeking a convenient lock-up-and-leave property, this characterful home combines an excellent location with easy-to-manage accommodation.

Early viewing is highly recommended.

BRIEFLY COMPRISING:- ENTRANCE HALLWAY, ATTRACTIVE SIZED LOUNGE, MODERN KITCHEN, DOUBLE-SIZED BEDROOM TO FIRST FLOOR AND MODERN BATHROOM, NEAT ENCLOSED FORECOURT.

The Accommodation Afforded is as follows:-

Open Veranda

UPVC Entrance Door

Having frosted double glazed centre panel and frosted double glazed panel over, opening into:-

Entrance Hallway

3'06" x 4'04" Wall mounted Main gas combination boiler. Gloss panelled door opening into:-



Reception Room One

13'06" x 12'07" plus under stairs recess with inbuilt storage cupboard. UPVC framed double glazed window to the front elevation, radiator, stairs with spindle balustrade to the first floor level. Gloss-panelled door opening into:-



Kitchen

10'03" x 5'10" Stainless steel sink unit and drainer with cupboards under, matching range of wall and base units incorporating double oven / grill and five ring gas hob, co-ordinating worktops and part-tiled walls. UPVC framed double glazed window to side elevation.

First Floor Landing

5'07" x 2'09" Gloss panelled doors from landing and opening into:-

1928



Bedroom One

10'11" x 12'04" UPVC framed double glazed window to the front elevation, radiator, inbuilt storage cupboard with gloss-panelled doors.



Bathroom

11'01" x 6'02" Three piece white suite incorporating corner panelled bath with chrome mixer shower fittings, tiled area and glazed screen over, pedestal wash basin and low-level WC, part-tiled walls, extractor, radiator. UPVC framed frosted double glazed window to the side elevation.

Outside

Neat enclosed forecourt with dwarf stone walling and wrought iron railings.

Tenure : Leasehold (874 years remaining)

Energy Performance Certificate Rating : TBC

Council Tax Band : A

Approximate Square Footage : SqFt

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

Further information provided by our vendor:-

The property is subject to an annual management charge which includes insurance of the building and is £462 per annum.

