

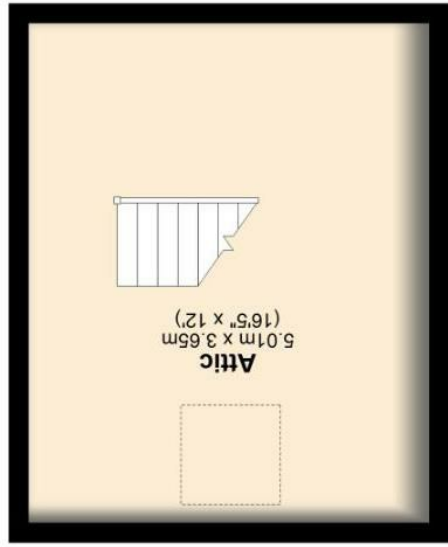


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

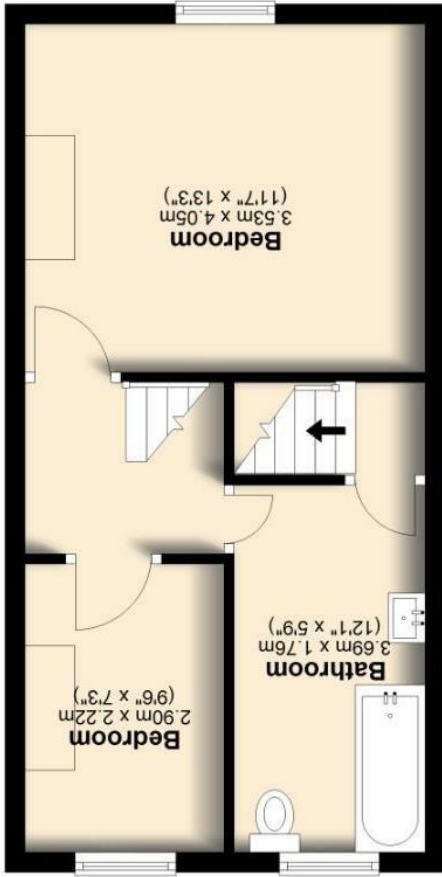
Burnley Road, Briercliffe, Burnley

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.

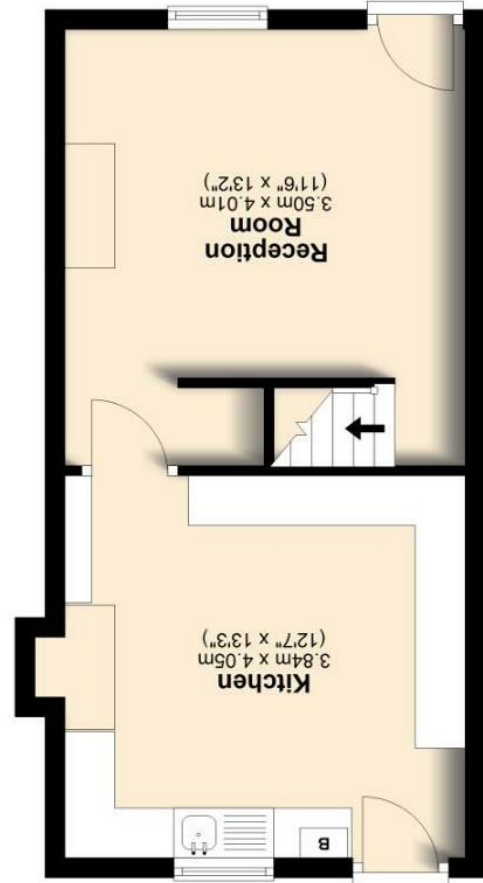
Total area: approx. 85.5 sq. metres (920.4 sq. feet)



Second Floor
Approx. 18.3 sq. metres (197.1 sq. feet)



First Floor
Approx. 33.7 sq. metres (362.7 sq. feet)



Ground Floor
Approx. 33.5 sq. metres (360.6 sq. feet)



Auction Guide £65,000

Petty Real

- FOR SALE BY AUCTION – T & C'S APPLY
- SUBJECT TO AN UNDISCLOSED RESERVE PRICE
- RESERVATION FEE APPLICABLE
- THE MODERN METHOD OF AUCTION



**117 Burnley Road
Briercliffe
Burnley
BB10 2HJ**



Council Tax Band: C



Petty Real are delighted to present to the market this attractive property located on Burnley Road in the highly sought-after village of Briercliffe. Offered for sale with no onward chain, this home presents an excellent opportunity for first-time buyers, investors, or those looking to put their own stamp on a property.

Conveniently positioned close to local amenities, transport links and scenic countryside walks, the property offers great potential and early viewing is highly recommended to fully appreciate what is on offer.

This property is being sold by the Modern Method of Auction in partnership with the auctioneer IAmSold. All viewings will be conducted by Petty Real, with viewing feedback and offer registration managed by IAmSold.

Contact Petty Real today to arrange your viewing.

Property Description

Upon entering the property via the front door, you are welcomed into the main reception room (4.01m x 3.50m), a well-proportioned primary living space offering ample room for a range of freestanding furniture. The staircase is conveniently positioned to the rear of the room, maintaining a practical and open layout.

Leading on from the reception room is the spacious kitchen (4.05m x 3.84m), which benefits from generous worktop space along multiple walls. The sink is positioned on the rear wall, overlooking the enclosed yard, creating a pleasant and functional cooking environment.

To the first floor, the master bedroom is located to the front of the property (4.05m x 3.53m), offering a comfortable double room with the added benefit of built-in storage, including wardrobes and cabinets. Across the landing is the second bedroom (2.22m x 2.90m), ideal as a child's bedroom, home office, or guest room.

The bathroom (1.76m x 3.69m) is situated adjacent and comprises a three-piece suite including a bath with overhead shower, wash basin, and WC. Positioned over the stairs and accessed via the bathroom is a useful attic space (3.65m x 5.01m), offering excellent storage potential and an intriguing additional area for a variety of uses (subject to any necessary consents).

View more about this property online...

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