



## ROCKWOOD CLOSE, BRIERCLIFFE, BB10 2EX



Stylish mid-terrace home in a quiet cul-de-sac! Refreshed and ready to move into, this two-bedroom property features a modern kitchen flowing into a bright garden room, a spacious lounge, and an enclosed rear garden. With off-road parking for more than one car, excellent local schools, and stunning countryside just minutes away, it's the perfect first home or downsizer's dream. Don't miss out – book a viewing today!



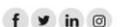
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A Rare Gem in a Quiet Cul-de-Sac – Perfect for First-Time Buyers or Downsizers!

Nestled in a peaceful cul-de-sac just off Oaken Bank, this beautifully refreshed bow-fronted mid-terrace home offers the perfect combination of convenience and countryside charm. Ideally located for Harle Syke schools, local amenities, and with regular bus routes into Burnley town centre, it's perfectly positioned for modern family life.

Step inside to discover a welcoming lounge and a contemporary kitchen that opens into a bright garden room, creating a seamless flow to the enclosed rear garden, ideal for entertaining or relaxing in privacy. Upstairs, two spacious bedrooms and a modern bathroom complete the home.

Externally, a block-paved driveway provides off-road parking for more than one vehicle, a real bonus in this sought-after area. With the surrounding countryside of Briercliffe and the Thursden Valley just minutes away, this property combines a tranquil setting with everyday convenience.

Don't miss this rare opportunity to make this delightful home your own!

BRIEFLY COMPRISING:- WELCOMING LOUNGE, CONTEMPORARY KITCHEN WITH SPACE FOR DINING, EXTENDED GARDEN ROOM, TWO NICELY PROPORTIONED BEDROOMS, BATHROOM, BLOCK PAVED DRIVEWAY FOR MORE THAN ONE VEHICLE, ENCLOSED GARDEN TO THE REAR.

## The Accommodation Afforded is as follows:-

### Modern Composite Entrance Door

Having twin frosted double glazed centre panels and opening into:-

### Entrance Hallway

12'02" x 3'01" Stairs to first floor level. Gloss-panelled door to:-



### Reception Room One

13'11" x 12'10" into recess. Inset electric fire, radiator. UPVC framed double glazed bay-window to the front elevation. Gloss panelled door through into:-



### Dining Kitchen

8'10" x 15'10" Stainless steel sink unit and drainer with cupboards under. Comprehensive range of modern gloss-fronted wall and base units incorporating stainless steel oven / grill and four ring gas hob with stainless steel extractor canopy over, co-ordinating worktops with concealed illumination and part-tiled walls, plumbing for washing machine, space for dryer and tall fridge freezer, under stairs storage cupboard, inset spot lighting to ceiling, concealed gas combination boiler, in built storage cupboards to recess, radiator. UPVC framed double glazed French doors opening into:-



### Garden Room

8'05" x 9'11" UPVC framed double glazed windows to the rear and side elevations, inset spot lighting to ceiling. UPVC door with full length double glazed centre panel leading out into an enclosed rear garden.

### First floor landing

4'02" x 5'0" Inbuilt storage cupboard, loft access point. Gloss panelled doors leading from the landing and opening into:-



### Bedroom One

13'01" x 13'0" into chimney breast recess. Feature cast iron fireplace, laminate wood floor, picture rail, radiator. UPVC framed double glazed window to the front elevation in built storage cupboard.



### Bedroom Two

10'0" x 10'07" into chimney breast recess. Inbuilt storage cupboard with louver doors, laminate wood floor, radiator. UPVC frame double glazed window to the rear elevation.



### Bathroom

8'08" x 4'08" Three piece white suite incorporating panelled bath, wash basin set into vanity style unit and low level WC with concealed cistern, heated towel rail. UPVC framed frosted double glazed window to the rear elevation.

### Outside

Block-paved driveway providing off road parking for more than one vehicle, enclosed garden to the rear with decking area.

**Tenure : Leasehold**

**Energy Performance Certificate Rating : D**

**Council Tax Band : A**

**Approximate Square Footage : 789 SqFt / 73 SqM**

### Services :

Mains supplies of gas, water and electricity.

### Viewing :

By appointment with our Burnley office.



GROUND FLOOR  
440 sq. ft. (40.9 sq.m.) approx.

FIRST FLOOR  
349 sq. ft. (32.4 sq.m.) approx.



TWO BEDROOM MID-TERRACE HOUSE

TOTAL FLOOR AREA: 789 sq. ft. (73.3 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplan and level measurements, the floor, ceiling, beams and other levels are approximate and no responsibility is taken in any event for omission or error. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Rear and Midway 12/2020

