

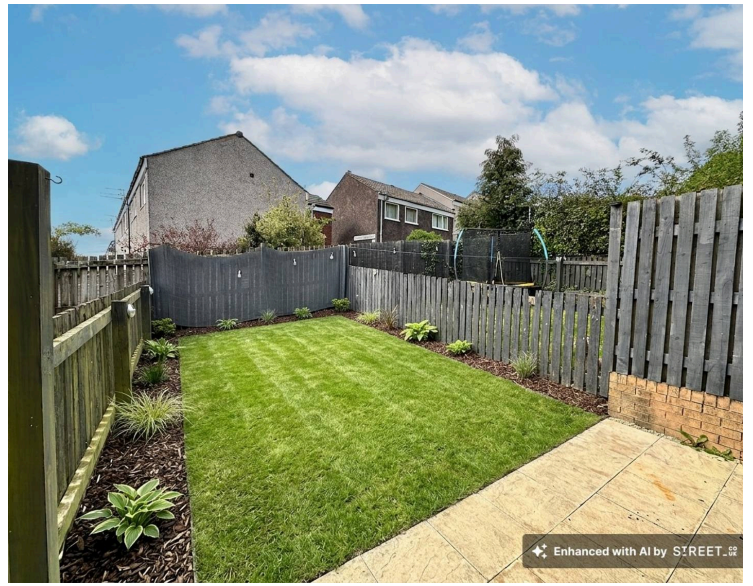


## 26 Little Toms Lane, Burnley

£200,000 Freehold

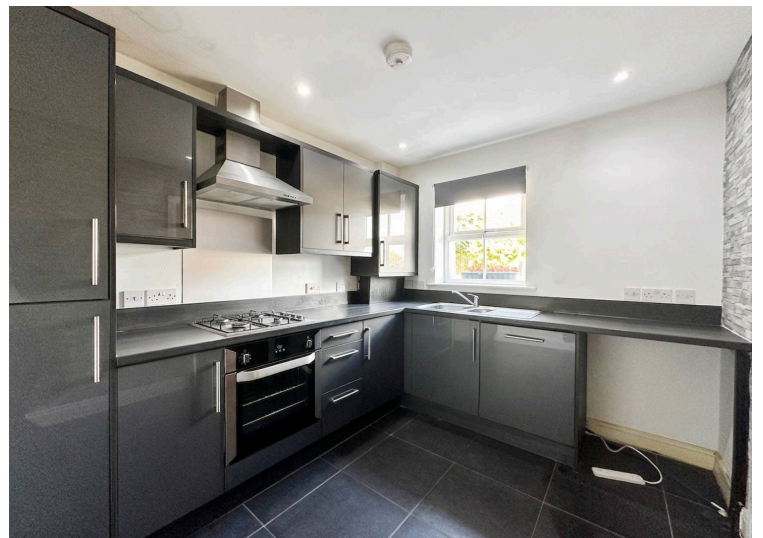
Large 3 bedroom townhouse set in quiet location in Briercliffe • 3 double bedrooms, including master on top floor with en-suite shower room • Allocated parking for 2 cars • Private rear garden with patio doors from the lounge • Being sold freehold with no chain • Stunning countryside walks at the end of the road • Gas central heating and fully double glazed • Early viewing highly recommended

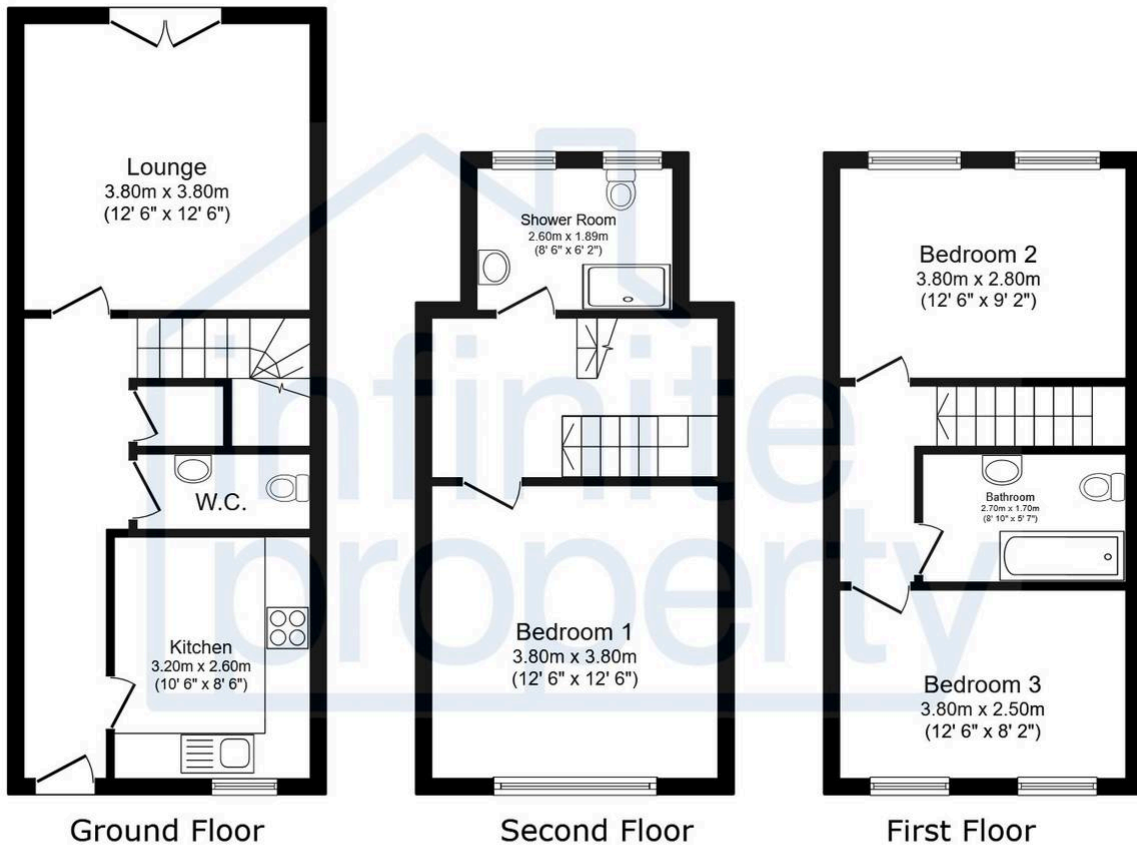




Welcome to this beautifully presented three-bedroom townhouse, ideally nestled in a peaceful and sought-after location within Briercliffe. This spacious home is thoughtfully arranged over three floors, offering generous proportions and modern comforts throughout. Upon entering, you are greeted by a welcoming hallway leading to a stylish lounge, where natural light pours in through patio doors, creating an inviting space perfect for relaxing or entertaining. The contemporary kitchen is well-appointed with ample storage and workspace, making it a delight for any home chef. Upstairs, you will find three substantial double bedrooms, including a magnificent master suite occupying the entire top floor, complete with its own en-suite shower room for added privacy and luxury. The family bathroom is elegantly finished, providing both a bath and shower, while additional storage solutions are thoughtfully integrated throughout the home. This property offers the convenience of allocated parking for two cars, ensuring stress-free arrivals for both residents and guests. Residents will truly appreciate the tranquil setting, with stunning countryside walks just moments from the doorstep, ideal for those who love the outdoors or enjoy an active lifestyle. The home is fully double glazed and benefits from efficient gas central heating, ensuring year-round comfort and energy efficiency. The location is exceptionally well-connected, with easy access to local supermarkets, highly regarded primary and secondary schools, and a choice of inviting cafes and restaurants nearby. Essential services including Burnley General Hospital, pharmacies, and health clinics are all within a short drive, while excellent transport links provide convenient connections to the wider region. Families will enjoy the proximity to local parks and recreational facilities, as well as the vibrant community atmosphere that Briercliffe is known for. Offered for sale with no onward chain and on a freehold basis, this townhouse represents an outstanding opportunity for those seeking a move-in ready home in a prime residential area. Early viewing is highly recommended to fully appreciate the space, quality, and lifestyle on offer. Don't miss the chance to secure this exceptional property - enquire now to arrange your personal viewing appointment.







Total floor area: 97.1 sq.m. (1,045 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)