

# Property Details

54 Sandiway Drive, Briercliffe,  
Burnley, Lancashire, BB10 2JS

OIRO **£199,950**



# Property Photos

54 Sandiway Drive, Briercliffe, Burnley, Lancashire, BB10 2JS



Creation Date  
**07/05/2026**

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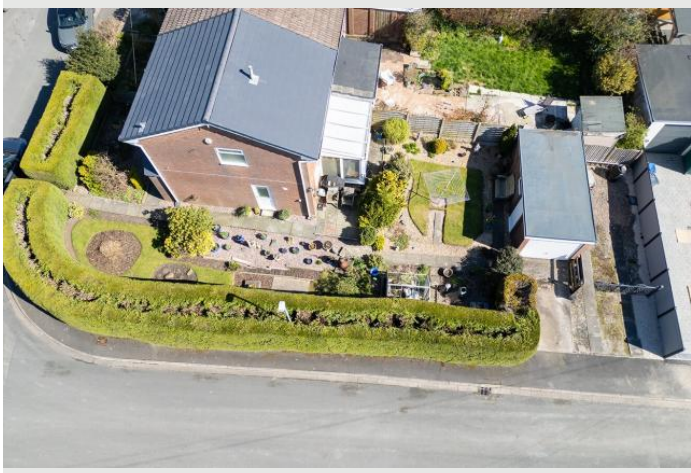


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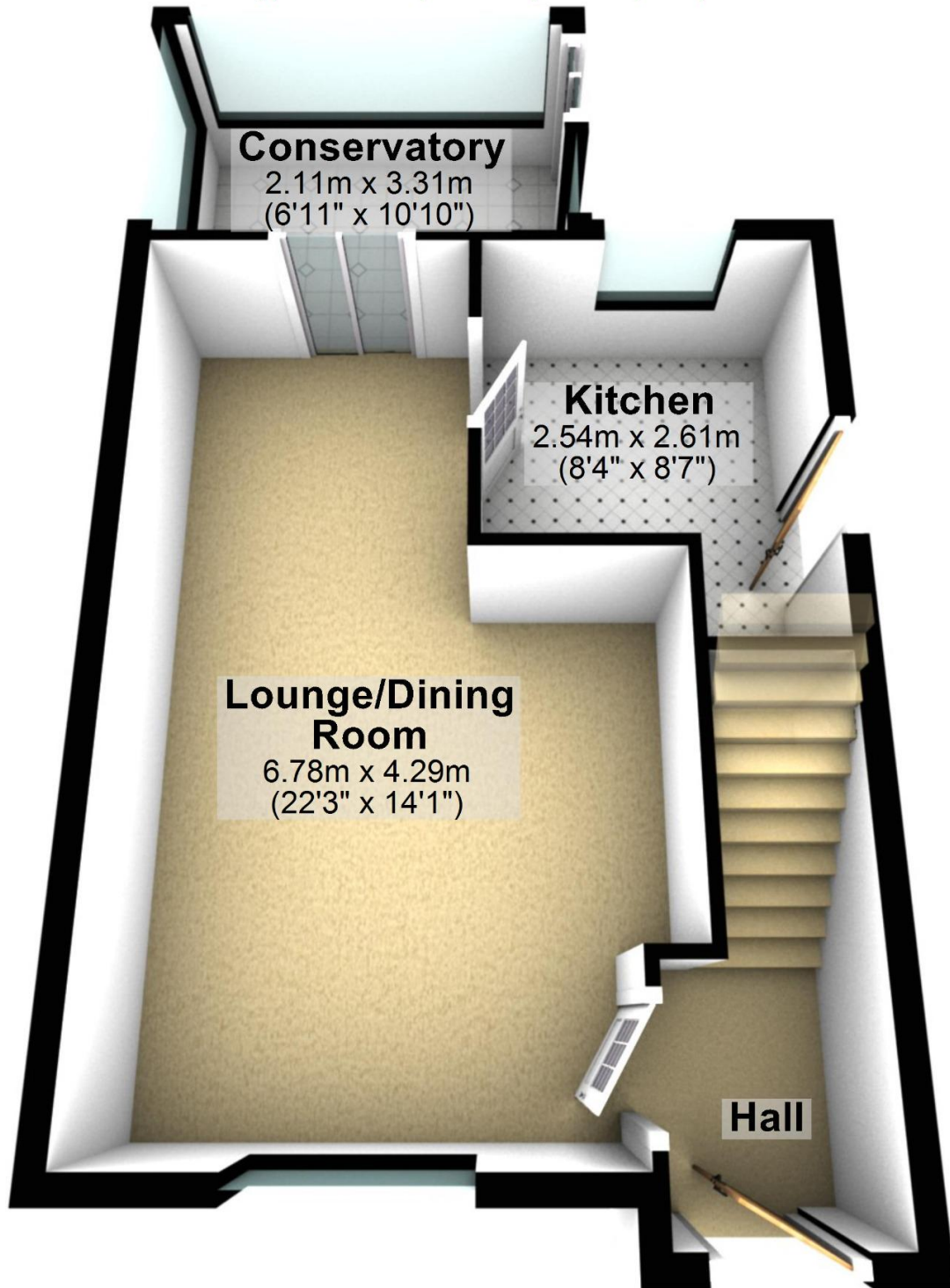
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# Property Floor Plans

54 Sandiway Drive, Briercliffe, Burnley, Lancashire, BB10 2JS

## Ground Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



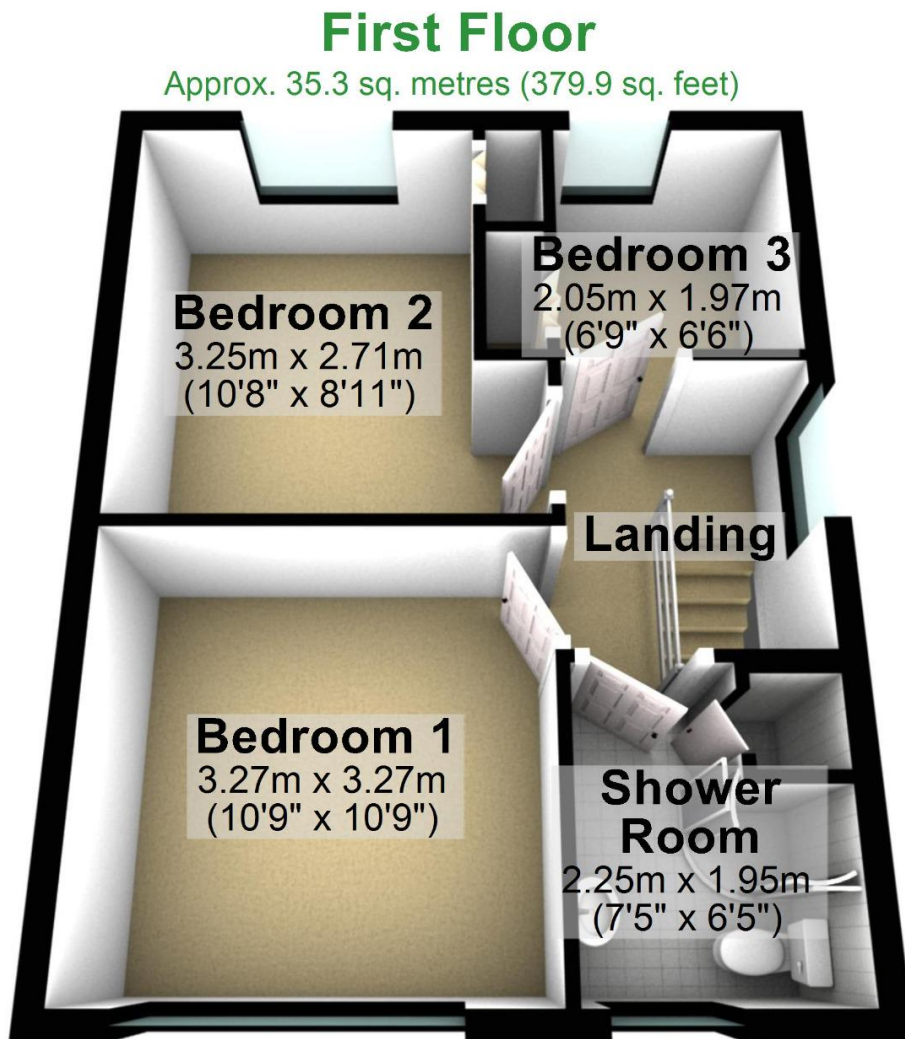
Total area: approx. 74.6 sq. metres (802.6 sq. feet)

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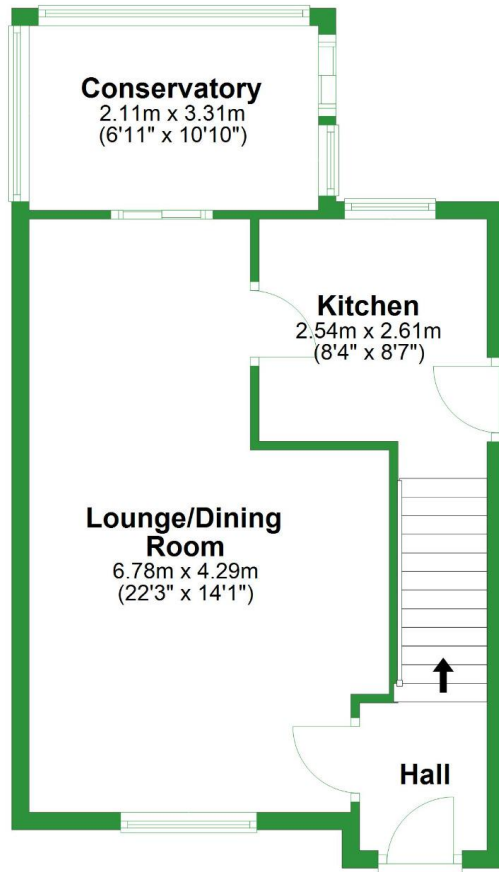
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# Property Floor Plans

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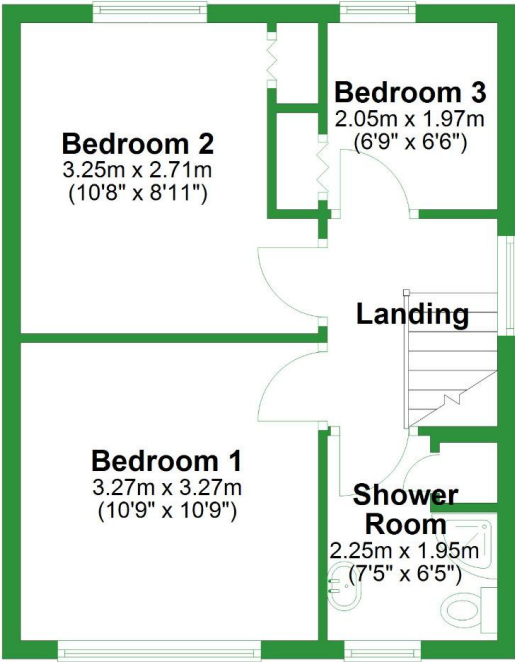
**07/05/2026**

# Property Floor Plans

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## First Floor

Approx. 35.3 sq. metres (379.9 sq. feet)



# Property Info

54 Sandiway Drive, Briercliffe, Burnley, Lancashire, BB10 2JS

## Property Type

House

## Property Style

Semi-Detached

## Bedrooms

3

## Bathroom

1

## Receptions

2

## Tenure Type

Leasehold

## Floor Area

802

## Agency Type

Sole

## Parking

Drive

## Type

Sales

## Electricity

Mains Supply

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# Property Info

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## Water Supply

Mains

## Sewerage

Mains Supply

## Heating

Electric Mains

## Broadband

FTTC, FTTP

## Accessibility

-

## Restrictions

-

## Condition

Good

## Flooded In Last Five Years

No

## Current Annual Ground Rent

20

## Current Service Charge

-

## Rent Review Period (Year)

-

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# Property Info

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## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

2972-03-25

## Price Qualifier

OIRO

## Price

£199,950

## Land Size

-

## Age of Property

-

## Year Built

-

## New Home

No

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# Property Features

54 Sandiway Drive, Briercliffe, Burnley, Lancashire, BB10 2JS

## Feature 1

Three Bedroom Semi Detached Property Set On A Generous Corner Plot

## Feature 2

Wrap Around Gardens Offering Space And Privacy

## Feature 3

Bright Open Plan Lounge And Dining Area

## Feature 4

Modern Fitted Kitchen With Integrated Appliances And Pantry Storage

## Feature 5

Conservatory Located To The Rear

## Feature 6

Main Bedroom With Fitted Wardrobes

## Feature 7

Detached Garage And Parking Including A Hard Standing For A Caravan

## Feature 8

Quiet Residential Area

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# Property Description

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## A Spacious Corner Plot Home with Wrap-Around Gardens in a Quiet Briercliffe Setting

### Key Features

- Three-bedroom semi-detached home set on a generous corner plot
- Wrap-around gardens offering excellent outdoor space and privacy
- Bright open plan lounge and dining area, ideal for family living and entertaining
- Modern fitted kitchen with integrated appliances and separate pantry storage
- Conservatory providing additional living space with views over the garden
- Main bedroom positioned to the front with fitted wardrobes
- Two further well-proportioned bedrooms
- Family bathroom located on the first floor
- Garage providing secure parking or useful storage
- Ample off-road parking with space suitable for a caravan or motorhome
- Positioned within a quiet and established residential area

Located in Briercliffe, this semi-detached home sits on a generous private corner plot with wrap-around gardens, offering plenty of outdoor space to enjoy. Inside, the property features a bright open plan lounge and dining area, ideal for both everyday living and entertaining. The modern kitchen includes integrated appliances along with a useful pantry area, and there is also a conservatory providing an extra place to relax while looking out onto the garden.

Upstairs, there are three bedrooms, including a main bedroom positioned at the front of the property with fitted wardrobes. Externally, the home is in a quiet residential area and benefits from a garage, ample parking, and space suitable for a caravan.

From the Agent's Perspective:

This is a fantastic opportunity to purchase a well-maintained home in a sought-after location. The corner plot really sets it apart, offering space and privacy that is not often found with similar properties. The layout works well for modern living, with the open-plan

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lounge and dining area flowing nicely into the rest of the home. The conservatory and practical kitchen space make it both comfortable and functional, while the outdoor space provides real flexibility for families or keen gardeners.

From the Client's Perspective:

This has been a lovely family home for us for the past 49 years. It has always felt warm and welcoming, and we have many happy memories here. We have especially enjoyed the large garden, which has been perfect for relaxing and spending time outdoors. As we are now looking to downsize, we hope the next owners will enjoy it just as much as we have.

Additional Information

Tenure- Leasehold, 946 years remaining, 20 ground rent.

Council tax band - C

Heating- Electric heaters

Electric- Mains

Drainage - Mains

Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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