



## 11 Parker Street

Briercliffe, Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Ideal first home, investment or downsize
- Convenient location close to local amenities and transport links
- Two Reception Rooms
- Council Tax Band A - Leasehold Tenure
- Two Double Bedrooms
- Well Presented Throughout



### Ground Floor

The ground floor offers well presented and comfortable living space, ideal for modern day living. The entrance hall leads to a generous dining room, perfect for family meals or entertaining guests. To the rear, the spacious living room provides a welcoming place to relax, complete with a feature fireplace and access to the kitchen. The contemporary kitchen has been thoughtfully updated with a range of modern units, ample worktop space and integrated cooking appliances, with a door leading directly to the enclosed rear courtyard.

### First Floor

The first floor offers two well proportioned bedrooms, both presented to a high standard. The generous principal bedroom provides ample space for freestanding furniture, while the second bedroom is also a comfortable and versatile room, ideal for guests, a home office or additional living space to suit your needs. Completing the accommodation is a stylish bathroom fitted with a three piece suite including a bath with shower over, wash hand basin and WC.

### External

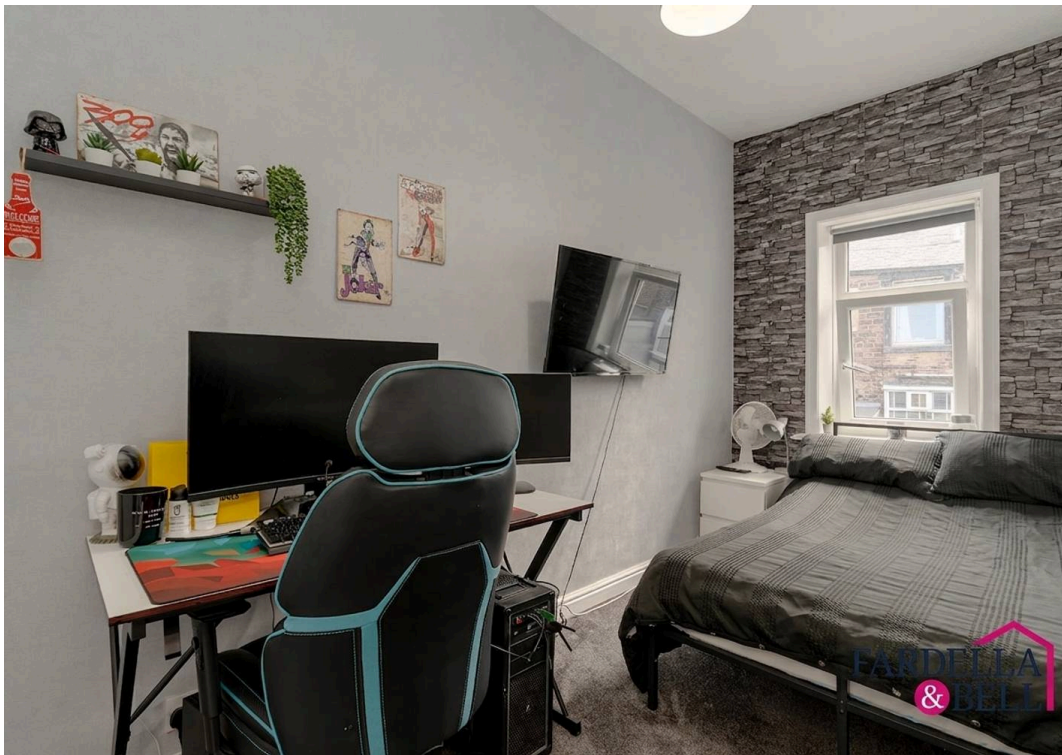
To the front, the property enjoys an attractive stone frontage, enhancing its traditional character. To the rear is a fully enclosed, low maintenance courtyard garden, creating a private outdoor space for relaxing, entertaining or enjoying a morning coffee. Gated access provides practicality while mature planting and decorative touches add charm.



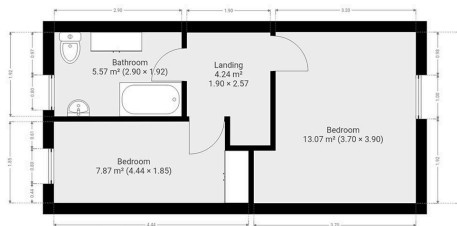
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GARDEN



Total Property Area: approx - 68.61 Sq Meters (738.51 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any total floor areas, openings and dimensions are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



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