



Burnley Sales  
& Lettings Ltd.

01282 476 732

sales@burnleysl.co.uk

78 Coal Clough Lane,  
Burnley, BB11 4NW



## Brownside Road , Burnley, BB10 3LR

**Asking price £150,000**



**\*NO ONWARD CHAIN!\***

Set in historic picturesque Worsthorne, a pretty conservation village with 16th & 17th century cottages, recorded since 1202, and surrounded by stunning Lancashire countryside perfect for walkers. (Hurstwood- area to walk)

Welcome to your new home!

Location is unbeatable! directly opposite a school and park, just a 2-minute walk to Worsthorne village centre with its popular



## Floor Plans

restaurants, bars, and pubs. Stunning countryside walks right on your doorstep!

Step inside this lovely mid-terrace home and enjoy a bright front living room that connects seamlessly to the rear reception room through double door access on either side, perfect for family life and entertaining.

From here, access a compact family kitchen, while the rear reception leads straight out to a low-maintenance gravel backyard, ideal for easy outdoor living.

Upstairs you'll find two generous double bedrooms, one single bedroom, a three-piece bathroom.

Outside: neat gravel front yard with on street parking.

Perfect for families or first-time buyers looking for low-maintenance village living.  
Early viewings strongly recommended!

Call Burnley Sales & Lettings Ltd. now on 01282 476 732 to book your viewing today!

Additional information:

New boiler fitted September 2021

3x New Windows at back in 2020

New lead gutters in 2024

Boiler service + Gas Check 13/10/25

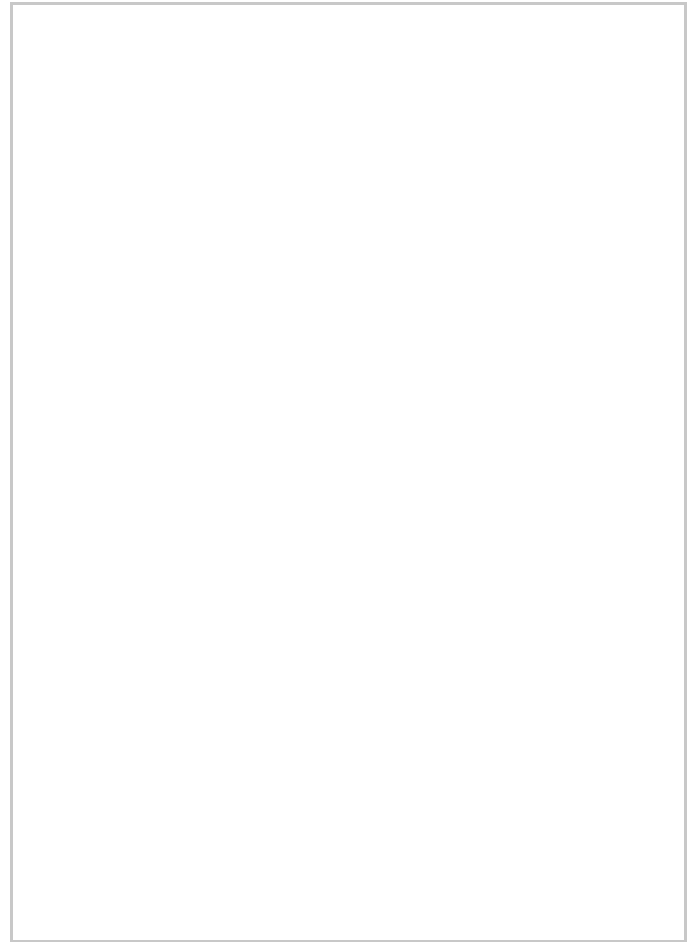
EICR - 28/09/25

Additional benefits include full uPVC double glazing & Gas Fired Central Heating throughout.

Council Tax Band: A

Tenure: Leasehold (999 year lease)

EPC: Current:- D (55), Potential:- B (86) (New one to be obtained)



## Area Map



### Accommodation Details

Reception Room One 14'2" x 13'9" (4.32m x 4.19m)

Reception Room Two 14'2" x 13'7" (4.32m x 4.14m)

Kitchen 8'9" x 6'5" (2.67m x 1.96m)

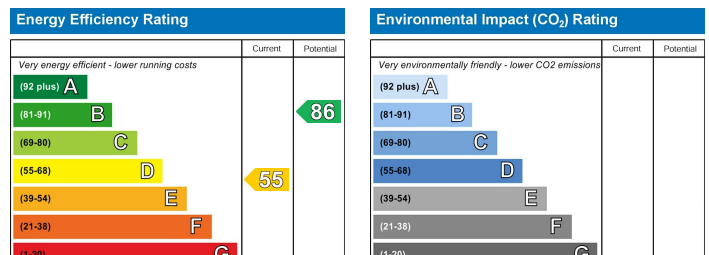
Bedroom One 14'26" x 10'1" (4.27m x 3.07m)

Bedroom Two 10'5" x 7'4" (3.18m x 2.24m)

Bedroom Three 9'3" x 6'2" (2.82m x 1.88m)

Bathroom 7'4" x 4'5" (2.24m x 1.35m)

### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.