



Burnley Sales
& Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW



Brownside Road , Burnley, BB10 3LR

Asking price £140,000



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.

This property listing includes a AI-generated interior concept image to help demonstrate the home's potential following modernisation and refurbishment.

Please note: this image for illustrative purposes only and may not represent the current condition or exact finishes/layout of the property.

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:- C (70), Potential:- C (80) Valid until 15 May 2036

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)

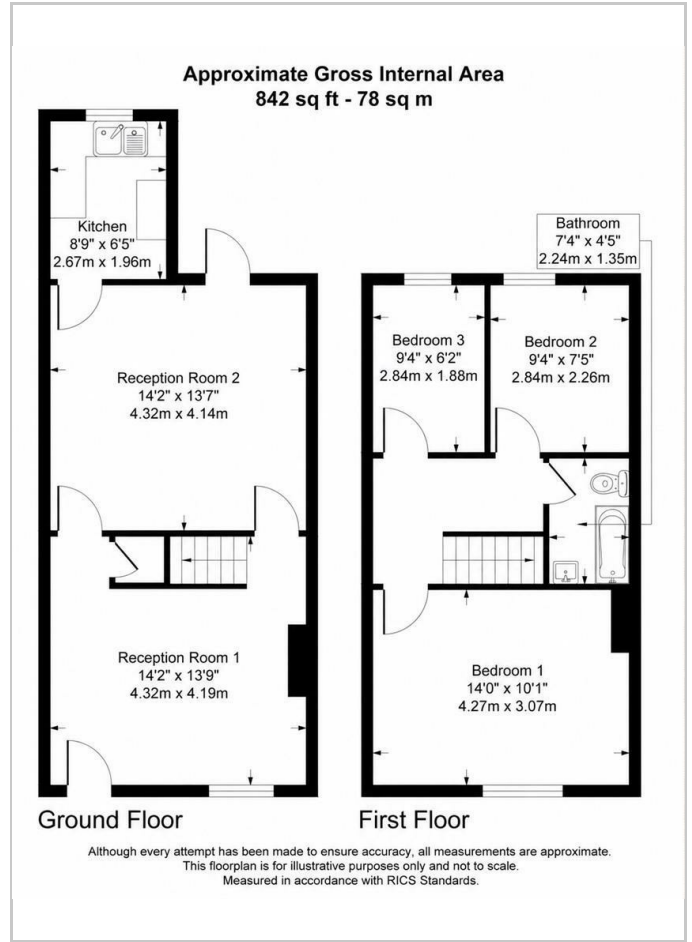
Kitchen 8'9" x 6'5" (2.67m x 1.96m)

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)

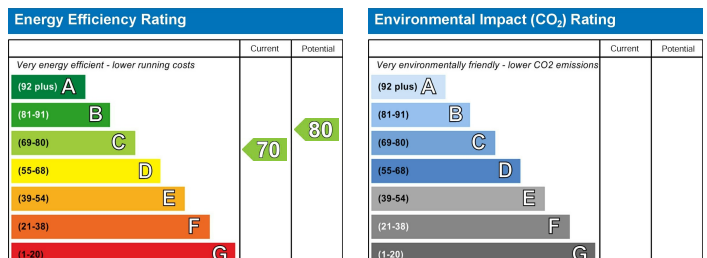
Bathroom 7'4" x 4'5" (2.24m x 1.35m)



Area Map



Energy Efficiency Graph



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