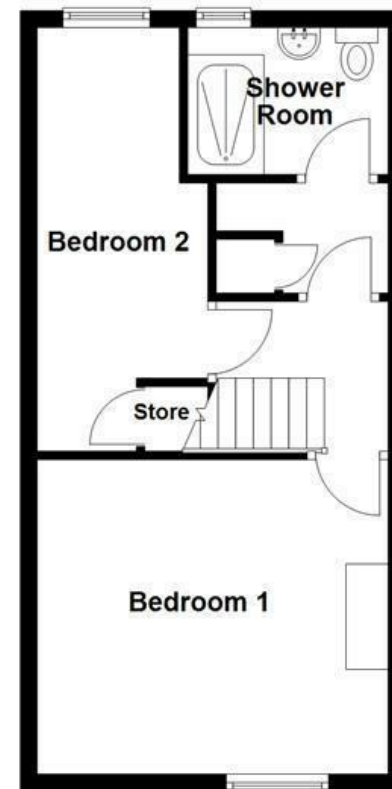


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	86	90
England & Wales	EU Directive 2002/91/EC	

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.

Burnley Road, Briercliffe, BB10 2JF

£129,950

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Located on Burnley Road in the charming area of Briercliffe, this delightful two-bedroom mid-terrace house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, ideal for both relaxation and entertaining guests. The property boasts a second reception room, providing ample space for family gatherings or a quiet study area.

The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure. It is designed to be both functional and stylish, catering to the needs of today's homeowners. The contemporary shower room adds a touch of luxury, ensuring that your daily routines are both convenient and enjoyable.

This property is situated in a great location, with easy access to local amenities, making it an ideal choice for those seeking a vibrant community atmosphere. Whether you are a first-time buyer or looking to downsize, this mid-terrace home presents an excellent opportunity to enjoy comfortable living in a well-connected area. With its spacious layout and modern features, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely house your new home.

Burnley Road, Briercliffe, BB10 2JF
£129,950

 2  1  2  B

- Spacious Mid Terrace Property
 - Modern Fitted Kitchen
 - On Street Parking
 - EPC Rating B
- Two Bedrooms
 - Complete Blank Canvas
 - Tenure Leasehold
- Three Piece Shower Room
 - Enclosed Rear Yard
 - Council Tax Band A

Ground Floor

Reception Room One

15'5 x 13'8 (4.70m x 4.17m)
Composite double glazed frosted front door, UPVC double glazed bay window, central heating radiator, spotlights, door to reception room two and stairs to first floor.

Reception Room Two

13'7 x 13'4 (4.14m x 4.06m)
UPVC double glazed window, central heating radiator, doors to understairs storage and kitchen.

Kitchen

9'2 x 6'8 (2.79m x 2.03m)
UPVC double glazed window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, wood effect flooring and UPVC door to rear.

First Floor

Landing

10'6 x 6'7 (3.20m x 2.01m)
Loft hatch, spotlights, doors leading to two bedrooms and further landing to bathroom.

Bedroom One

13'8 x 11'6 (4.17m x 3.51m)
UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

16'9 x 6'8 (5.11m x 2.03m)
UPVC double glazed window, central heating radiator, spotlights and over stairs storage.

Shower Room

7'10 x 6'1 (2.39m x 1.85m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, tiled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

Enclosed yard with gate to shared access.

Front

Gated forecourt with paving.

