



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		49	56
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Kimberley Street, Briercliffe, BB10 2JN

£135,000

STYLISH TWO BEDROOM END TERRACE HOME

Located on Kimberley Street in the charming area of Briercliffe, Burnley, this delightful end-terrace house presents an excellent opportunity for those seeking a modern and comfortable home. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The contemporary fitted kitchen is a highlight, offering a stylish space for culinary pursuits.

With two spacious bedrooms, this home is ideal for small families or couples looking for extra room. The modern shower room has been thoughtfully designed, ensuring convenience and comfort. The entire property has been fully renovated, providing a fresh and appealing atmosphere throughout.

One of the standout features of this home is the south-facing garden, which offers a lovely outdoor space to enjoy the sunshine. Additionally, the property is conveniently located near a good primary school and various amenities, making it an excellent choice for families.

This end-terrace house combines modern living with a welcoming community feel, making it a perfect place to call home. Don't miss the chance to view this lovely property and experience all it has to offer.

Kimberley Street, Briercliffe, BB10 2JN

£135,000

 2  1  2  E

- End Terrace Property
- Two Reception Rooms
- On Street Parking
- EPC Rating E
- Two Bedrooms
- Modern Shower Room
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Hall

3'1 x 2'10 (0.94m x 0.86m)

Reception Room One

11'2 x 10'6 (3.40m x 3.20m)

Reception Room Two

16'3 x 13'2 (4.95m x 4.01m)

Kitchen

9'6 x 8'3 (2.90m x 2.51m)

First Floor

Landing

6'7 x 2'11 (2.01m x 0.89m)

Bedroom One

16'6 x 11'11 (5.03m x 3.63m)

Bedroom Two

11 x 10'2 (3.35m x 3.10m)

Shower Room

14'2 x 9'7 (4.32m x 2.92m)



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