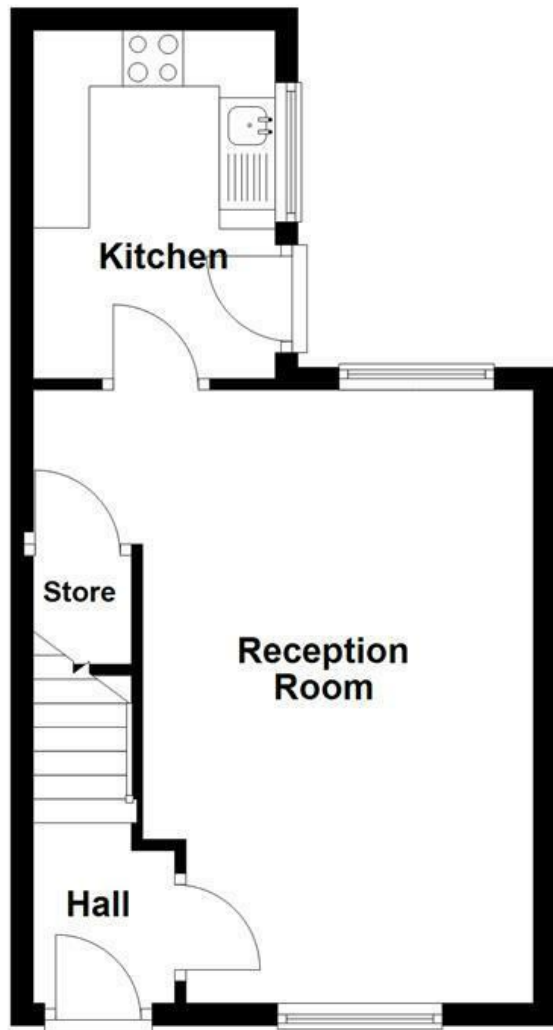


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Briercliffe Road, Burnley, BB10 2HA

Asking Price £90,000

SOLD WITH NO CHAIN!

Having been presented and maintained beautifully throughout with neutral decoration, modern fixtures and fittings and no chain delay, this exceptional two bedroom cottage property is being proudly welcomed to the market in the sought after location of Briercliffe within Burnley. With an open plan living space, two generously sized bedrooms and being a complete blank canvas, this property is the perfect home for any small family or couple to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Pendle, Rossendale, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads on to a contemporary fitted kitchen. The first floor comprises of doors on to two generously sized bedrooms and a modern bathroom. Externally there is an enclosed yard to the rear.

Briercliffe Road, Burnley, BB10 2HA

Asking Price £90,000

 **2**  **1**  **1**  **D**

- Immaculate Mid Terrace Property
 - Modern Fitted Kitchen
 - Enclosed Yard to Rear
 - EPC Rating D
- Two Bedrooms
 - Neutral Decoration
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Perfect First Home
 - Council Tax Band A

Ground Floor

Entrance Hall

4'7 x 4'2 (1.40m x 1.27m)
UPVC double glazed frosted front door, central heating radiator, smoke detector, single glazed door to reception room and stairs to first floor.

Reception Room

18'0 x 14'8 (5.49m x 4.47m)
Two UPVC double glazed leaded windows, central heating radiator, electric wall mounted fire, meter cupboard, television point, understairs storage and door to kitchen.

Kitchen

10'3 x 7'1 (3.12m x 2.16m)
UPVC double glazed window, central heating radiator, range of wall and base units with granite effect worktops and splashback, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring electric hob and extractor hood, space for fridge freezer and washing machine, PVC panelled elevations to wall and ceiling, spotlights, wood effect laminate flooring and hardwood door to rear.

First Floor

Landing

7'8 x 4'10 (2.34m x 1.47m)
Coving, loft hatch, smoke detector, doors to two bedrooms and bathroom.

Bedroom One

14'8 x 8'3 (4.47m x 2.51m)
Two UPVC double glazed leaded windows, central heating radiator and television point.

Bedroom Two

9'7 x 6'11 (2.92m x 2.11m)
UPVC double glazed window and central heating radiator.

Bathroom

7'8 x 4'3 (2.34m x 1.30m)
UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and overhead direct feed shower, vanity top wash basin with mixer tap, PVC panel elevations, PVC to ceiling, spotlights, integrated linen cupboard with Ideal boiler and wood effect laminate flooring.

External

Rear

Enclosed yard.



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