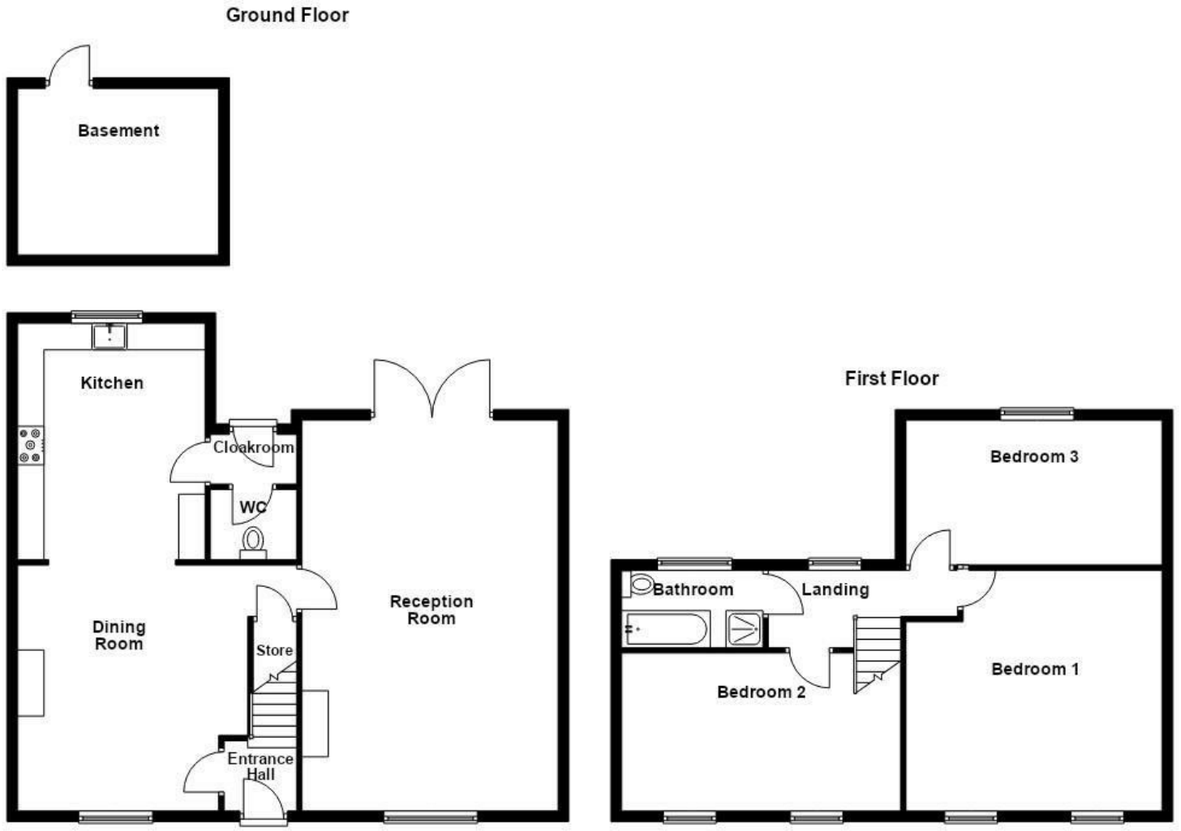
Keenans











Halifax Road, Briercliffe, BB10 3QS

Offers Over £300,000

A WELL PRESENTED THREE BEDROOM MID TERRACE COTTAGE FULL OF CHARACTER AND CHARM

Nestled along Halifax Road in the sought-after area of Briercliffe, Burnley, this three-bedroom, double-fronted mid-terrace cottage combines traditional character with modern comforts. Boasting a generous garden, stunning surrounding views and spacious accommodation, this delightful property is ideal for family living.

Upon entering, you are welcomed into an inviting lounge, featuring exposed wooden beams and striking stone wall accents. A cosy log-burning stove creates a wonderful focal point, while double doors open directly onto the garden, allowing natural light to fill the room and providing easy access to the outdoor space.

The open-plan dining area offers an excellent setting for family meals and entertaining, flowing seamlessly into a country-style kitchen. Complete with a traditional Belfast sink and impressive Rangemaster cooker, the kitchen blends rustic charm with everyday practicality. A convenient downstairs WC completes the ground floor.

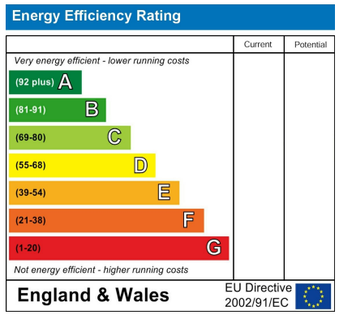
Upstairs, the property offers three generously sized bedrooms, each providing comfortable and versatile accommodation, ideal for growing families or those requiring a home office.

The four-piece family bathroom features a freestanding bathtub and separate enclosed shower, providing a relaxing space to unwind.

Externally, the property benefits from a generous garden with beautiful surrounding views, offering plenty of space for outdoor dining, entertaining or simply enjoying the peaceful setting.

Situated in the desirable area of Briercliffe, the property enjoys a semi-rural feel while remaining conveniently located for Burnley and neighbouring areas.

Combining character features, spacious interiors and attractive outdoor space, this charming cottage presents a fantastic opportunity for buyers seeking a distinctive family home in a desirable location. Early viewing is highly recommended.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Halifax Road, Briercliffe, BB10 3QS

Offers Over £300,000

3 1 2

- Council Tax Band C
- On Street Parking
- Three Double Bedrooms Great For Families
- EPC TBC
- Stunning, Spacious Rear Garden With Breath-taking Views, Offering A Peaceful Setting Enjoy The Surrounding Scenery
- A Luxurious Four-Piece Bathroom Suite, Offering An Elegant Space To Relax And Unwind.
- Tenure Freehold
- Charming Mid Terrace Cottage In A Sought After Location
- A Modern Kitchen Featuring A Rangemaster Oven And A Classic Belfast Sink, Blending Contemporary Design With Timeless Charm.

Ground Floor

Entrance
UPVC part frosted door to entrance hall.

Entrance Hall
4'4 x 3'10 (1.32m x 1.17m)

Spotlights, wood effect laminate flooring, door to dining room, stairs to first floor.

Dining Room
15'1 x 12'6 (4.60m x 3.81m)

UPVC double glazed window, up right central heating radiator, log burner with exposed brick surround, fitted shelving, spotlights, beams, wood effect laminate flooring, door to under stairs storage, reception room and open to kitchen.

Kitchen
14'8 x 10'5 (4.47m x 3.18m)

UPVC double glazed window, central heating radiator, a range of panel wall and base units with an oak surface, ceramic Belfast sink with mixer tap, Rangemaster five ring hob and oven, extractor, integrated microwave, dishwasher, space for double fridge freezer, spotlights, wood effect laminate flooring, door to cloakroom.

Cloakroom
4 x 3 (1.22m x 0.91m)

Spotlights, wood effect laminate flooring, door to WC, hardwood barn door to rear.

WC
3'9 x 2'7 (1.14m x 0.79m)

Dual flush WC, spotlights, extractor fan, loft hatch, wood effect laminate flooring.

Reception Room
24'5 x 15'11 (7.44m x 4.85m)

UPVC double glazed window, central heating radiator, log burner with stone brick surround and oak mantle, wall lights, part stone brick elevations, beams, double glazed French doors to rear.

First Floor

Landing
12'7 x 5'2 (3.84m x 1.57m)

UPCV double glazed window, smoke alarm, beams, doors to three bedrooms and bathroom.

Bedroom One
15'4 x 15 (4.67m x 4.57m)

UPVC double glazed windows, central heating radiator, stone brick fireplace, beams.

Bedroom Two
15'2 x 9'10 (4.62m x 3.00m)

UPVC double glazed windows, central heating radiator, loft access, beams.

Bedroom Three
14'6 x 7'4 (4.42m x 2.24m)

UPVC double glazed window, central heating radiator, wall lights.

Bathroom
9 x 5'1 (2.74m x 1.55m)

UPVC double glazed window, central heating towel rail, low basin WC, pedestal wash basin with traditional taps, free standing bath with mixer tap and rinse head, enclosed direct feed shower and rinse head, spotlights, beams, part tiled, PVC and panelled elevations, tiled flooring.

External

Rear
Enclosed laid to lawn garden, stone flags, stone chippings, shrub areas, access to basement.

Basement
12'3 x 10'6 (3.73m x 3.20m)

Combination boiler, power.



