



## Townley Street, Briercliffe, BB10 2HS

### £89,950

SPACIOUS 2 BEDROOM APARTMENT IN BURNLEY

This deceptively spacious two bedroom flat in Burnley is conveniently located for commuter routes and local amenities, and has plenty of indoor space, and would ideally suit a young couple benefitting from its location.

The front door leads directly into an open plan living/dining/kitchen with solid wood flooring and exposed beams to the ceiling, with doors leading to a three piece bathroom and two double sized bedrooms.

For more information or to arrange a viewing please contact our Burnley team at your earliest convenience.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	57
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

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 **2**  **1**  **1**  **E**

- First Floor Flat
- Two Bedrooms
- Spacious Open Plan Living/Kitchen
- Three Piece Bathroom
- On Street Parking
- Tenure: Leasehold
- Council Tax Band: A
- EPC Rating: E

### Ground Floor

#### Open Plan Living

25'7 x 19' (7.80m x 5.79m)

UPVC entrance door, two hardwood double glazed windows, three central heating radiators, picture rail, wood panel ceiling, exposed beams, gloss wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, space for under counter fridge, space for under counter freezer, boiler, part wood effect flooring and doors to two bedrooms and bathroom.

#### Bedroom One

11'9 x 9'7 (3.58m x 2.92m)

Hardwood double glazed window, central heating radiator, picture rail, wood panel ceiling and exposed beams.

#### Bedroom Two

9'9 x 9'2 (2.97m x 2.79m)

Hardwood double glazed window, central heating radiator, picture rail, wood panel ceiling, exposed beams and part wood panel elevations.

#### Bathroom

6'11 x 5'11 (2.11m x 1.80m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, part PVC panel elevation and wood effect flooring.



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