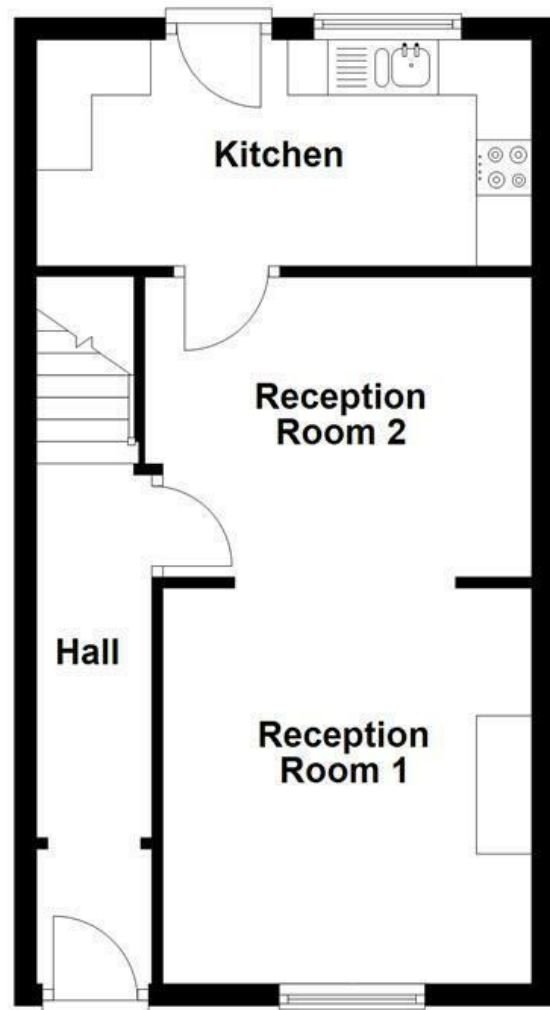
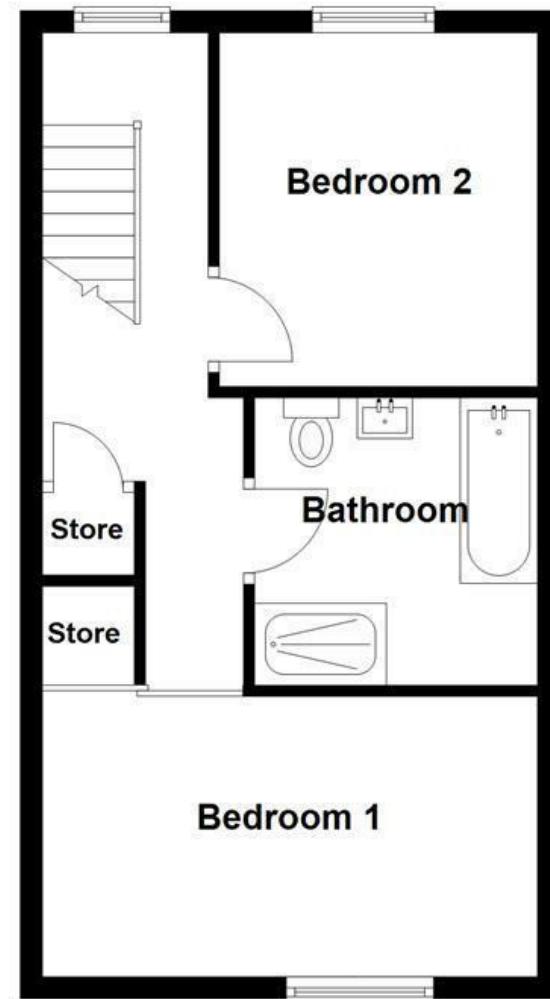


Ground Floor



First Floor



| 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>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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.

## Granville Street, Burnley, BB10 2HR

### £110,000

#### AN OUTSTANDING MID TERRACED PROPERTY

Nestled on Granville Street in the charming village of Briercliffe, this exquisite two-bedroom mid-terraced house is a true gem. Presented and maintained to the highest standard, this property offers a delightful living experience for small families or couples seeking a home they can move straight into.

Upon entering, you will be greeted by an inviting open-plan living space that seamlessly blends comfort and style. The contemporary fitted kitchen is a highlight, boasting modern appliances and ample storage, making it a joy for any home cook. The stylish interiors throughout the property create a warm and welcoming atmosphere, ensuring that every corner feels like home.

The two double bedrooms are generously sized, providing plenty of space for relaxation and rest. The contemporary bathroom complements the overall modern aesthetic of the home, offering a tranquil retreat for unwinding after a long day.

Location is key, and this property does not disappoint. Situated just a stone's throw away from the village amenities, residents will enjoy easy access to local shops, cafes, and parks. Additionally, the excellent transport links to Burnley, Pendle, Accrington, and major motorways make commuting a breeze.

# Granville Street, Burnley, BB10 2HR

## £110,000



- Mid Terrace Property
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating TBC
- Two Bedrooms
  - Bursting with Potential
  - Tenure Leasehold
- Four Piece Bathroom Suite
  - Ideal Rental Investment
  - Council Tax Band A

### Ground Floor

**Entrance Vestibule**  
4'0 x 3'5 (1.22m x 1.04m)

**Hall**  
10'9 x 3'5 (3.28m x 1.04m )

**Reception Room Two**  
12'0 x 8'11 (3.66m x 2.72m)

**Reception Room One**  
11'9 x 10'11 (3.58m x 3.33m)

**Kitchen**  
14'9 x 6'9 (4.50m x 2.06m)

### First Floor

**Landing**  
19'7 x 5'2 (5.97m x 1.57m )

**Bedroom One**  
14'10 x 8'4 (4.52m x 2.54m )

**Bedroom Two**  
10'4 x 9'5 (3.15m x 2.87m )

**Bathroom**  
8'7 x 8'5 (2.62m x 2.57m )

