

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.

## Kimberley Street, Briercliffe, BB10 2JN

### Offers Over £130,000

#### THE PERFECT HOME

Welcome to this exceptional mid-terraced house located on Kimberley Street in the charming area of Briercliffe, Burnley. This property has been meticulously presented and updated to the highest standard, making it a perfect home for small families or couples looking to move straight in without the need for further work.

As you step inside, you will be greeted by immaculate presentation, modern fixtures, and stylish decoration that create a warm and inviting atmosphere. The property boasts two generously sized bedrooms, providing ample space for relaxation and rest. Additionally, there are two well-appointed living areas, perfect for entertaining guests or enjoying quiet evenings at home.

The transformation of this home is truly remarkable, featuring stunning design elements that enhance its appeal. The location is equally impressive, situated in one of the most desirable areas of Briercliffe. You will find yourself conveniently close to local pubs and shops, ensuring that all your daily needs are within easy reach. Furthermore, Burnley town centre is just a stone's throw away, offering a wider range of amenities and services.

This property is not just a house; it is a place where you can create lasting memories. With its blend of modern comfort and prime location, this home is an opportunity not to be missed. We invite you to come and experience the charm and elegance of this delightful property for yourself.

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

# Kimberley Street, Briercliffe, BB10 2JN

Offers Over £130,000



- Mid Terrace Property
- Two Reception Room
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

4' x 3'2 (1.22m x 0.97m)

### Hallway

9'8 x 3'2 (2.95m x 0.97m)

### Reception Room One

10'11 x 9'11 (3.33m x 3.02m)

### Reception Room Two

15'6 x 12'7 (4.72m x 3.84m)

### Kitchen

11'5 x 5'7 (3.48m x 1.70m)

## First Floor

### Landing

6'5 x 5'6 (1.96m x 1.68m)

### Bedroom One

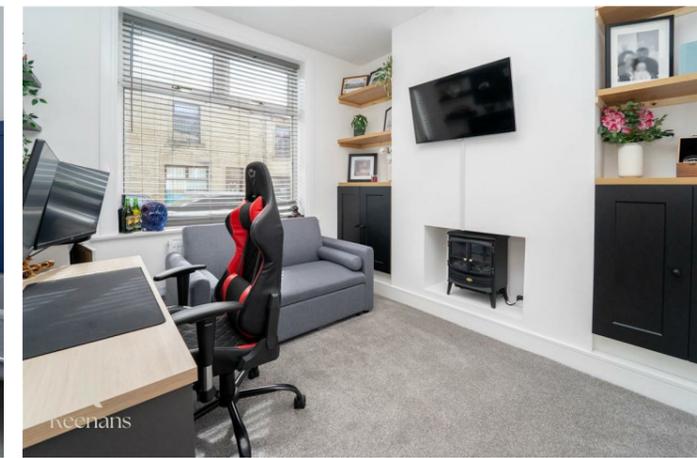
13'8 x 10'11 (4.17m x 3.33m)

### Bedroom Two

13'1 x 6'11 (3.99m x 2.11m)

### Bathroom

10'1 x 6'5 (3.07m x 1.96m)



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