



## 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 |         |           |
| 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.

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2 1 1 E

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

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.

