



Hilton &
Horsfall

BB10 2NL

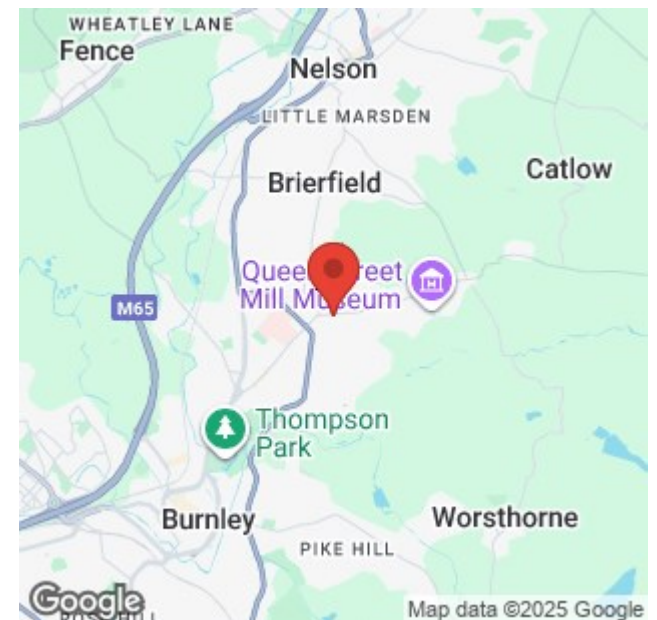
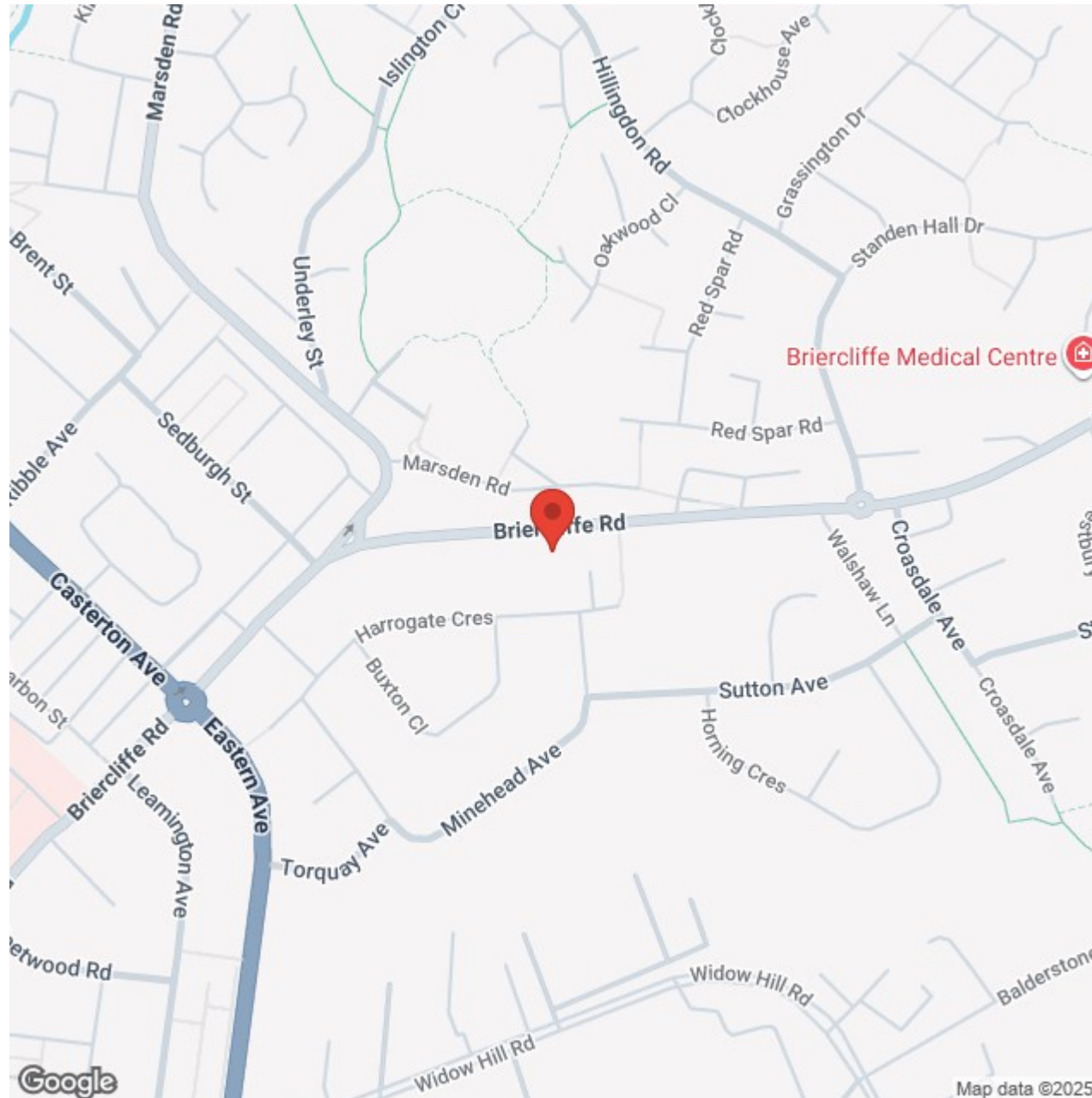
Briercliffe Road, Burnley

Offers In The Region Of £234,950

- Immaculate three bedroom semi-detached home
- Fully renovated with modern finishes
- Stylish lounge and open-plan dining kitchen
- Contemporary four-piece bathroom suite
- Landscaped rear garden with decking and storage
- Driveway providing off-road parking

An immaculate, fully renovated three bedroom semi-detached home located on Briercliffe Road, Burnley. This modern property has been finished to a high standard throughout, offering stylish living accommodation ideal for families or first-time buyers alike. The home boasts a welcoming entrance, spacious living areas and a contemporary breakfast kitchen with direct access to the rear garden. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a driveway to the front providing off-road parking, along with beautifully landscaped gardens designed for low maintenance living. A large storage unit at the rear provides excellent additional space for a variety of uses.







Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

A welcoming and stylish hallway setting the tone for the rest of the home, with a modern composite entrance door and side window allowing natural light to flow in. Finished with contemporary décor, wood-effect flooring, radiator, and under-stairs storage. Provides access to the living room and kitchen, with a staircase leading to the first floor.

LIVING ROOM 12'3" x 11'5" (3.75m x 3.48m)

A bright and stylish reception room positioned to the front elevation, finished to a high standard with modern panelling detail and neutral décor. The room is centred around a large window which allows plenty of natural light to flood in, and is complete with ceiling spotlights, plush fitted carpet and contemporary wall shelving. An inviting and comfortable space, perfect for relaxing or entertaining.

BREAKFAST KITCHEN / SITTING AREA 22'4" x 7'2" (6.81m x 2.20m)

A stunning open-plan kitchen and sitting space, beautifully designed for modern family living. The kitchen is fitted with a range of cream shaker-style wall, drawer and base units, complemented by contrasting work surfaces and a stainless steel splashback. Features include an integrated wine rack, space for an American-style fridge freezer, plumbing for appliances and a large range cooker with extractor canopy above. The kitchen flows into a relaxed sitting area and dining space, perfect for both everyday living and entertaining. Finished with wood-effect flooring, ceiling spotlights and a

window overlooking the rear. French doors open directly onto the raised decked terrace, seamlessly connecting the indoor and outdoor living areas.

FIRST FLOOR / LANDING

BEDROOM ONE 12'2" x 9'0" (3.72m x 2.75m)

A generously sized double bedroom positioned to the front elevation, finished in soft neutral tones with a fitted carpet. The room offers ample space for wardrobes and bedroom furniture, with a large window providing natural light and a pleasant outlook. A calm and inviting principal bedroom.

BEDROOM TWO 12'2" x 9'7" (3.72m x 2.94m)

Another spacious double bedroom, located to the rear elevation and enjoying far-reaching views. Finished in neutral tones with fitted carpet, this room provides ample space for wardrobes and furniture, making it an ideal children's bedroom, guest room or second double.

BEDROOM THREE 9'6" x 9'7" (2.92m x 2.94m)

A well-proportioned third bedroom positioned to the front elevation. Currently used as a children's room, it features fitted carpet, modern décor and a large window allowing natural light to brighten the space. Equally suited as a single bedroom, nursery or home office.

BATHROOM 9'8" x 5'6" (2.95m x 1.69m)

A modern three-piece bathroom suite comprising a panelled bath, pedestal wash basin and a low-level WC. The room also benefits from a separate walk-in shower with glass screen. Finished with fully tiled walls, ceiling spotlights, frosted windows and vinyl flooring.

STORAGE / GARAGE 8'1" x 10'2" (2.47m x 3.12m)

A substantial detached outbuilding positioned to the rear of the garden, currently used for storage. Offering versatile use as a workshop, home gym or garden store, with power and lighting connected.

LOCATION

Situated on Briercliffe Road, this property is ideally placed for a wide range of local amenities. Burnley General Hospital is just a short distance away, along with excellent schools, shops and leisure facilities. The area also benefits from strong transport links, with easy access into Burnley town centre and towards neighbouring towns and the M65 motorway network.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/briercliffe-rd-bly>

PUBLISHING

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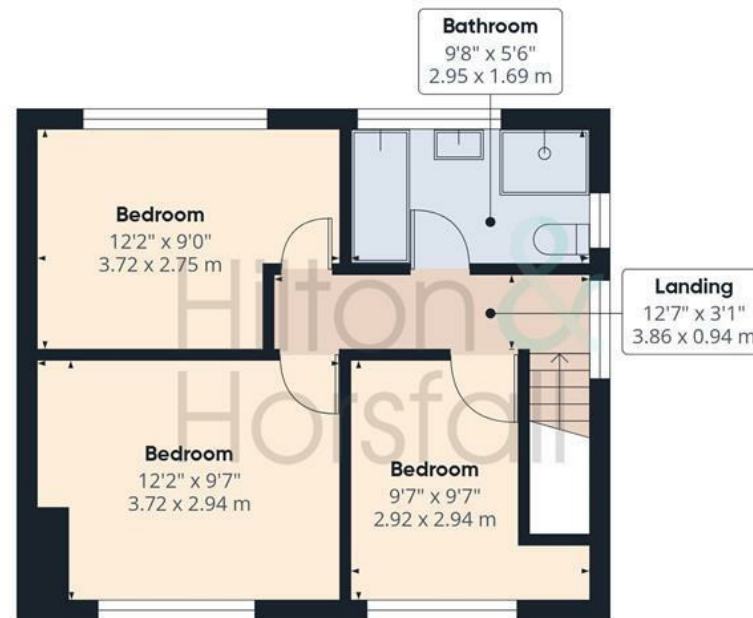


OUTSIDE

To the front, the property features a gravelled driveway with neat lawned garden and mature planting. The rear has been landscaped to include a raised decked seating area, artificial lawn and flower borders – perfect for family life and entertaining. The garden is complemented by a substantial storage unit, offering versatile use as a workshop or garden store.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

900 ft²

83.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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