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BB10 2DH

## Briercliffe Road, Burnley

### Offers In The Region Of £219,950

- Three-bedroom semi-detached family home
- Detached garage and off-road parking to the rear
- Attractive front and private rear gardens
- Spacious open-plan dining kitchen
- Ground floor bedroom and bathroom
- Sought-after location close to schools and amenities

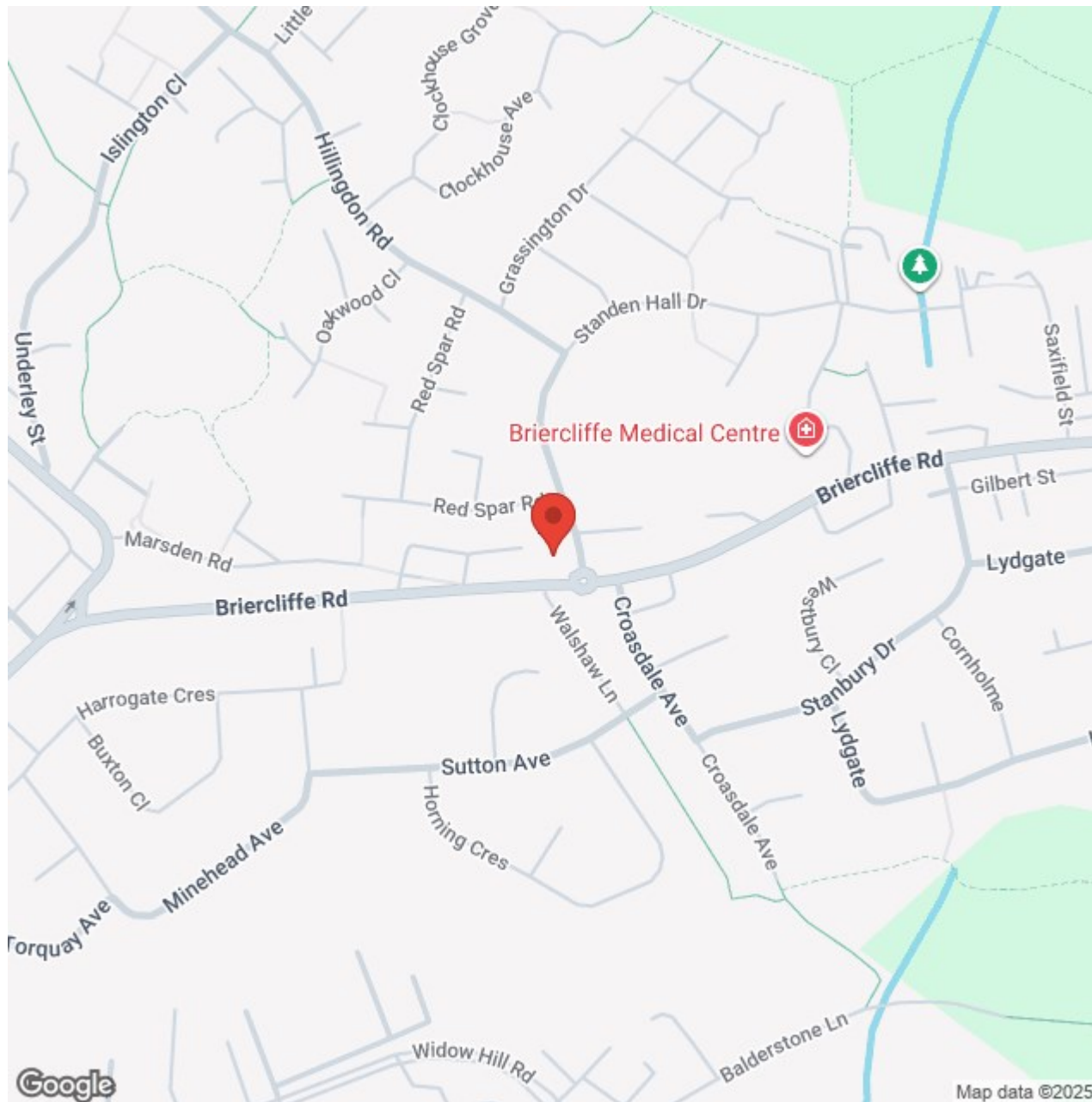
Positioned in a highly sought-after residential area, this well-presented three-bedroom semi-detached home offers spacious and versatile living, ideal for families or those looking to upsize.

The property occupies a generous plot with attractive front and rear gardens and enjoys the added benefit of off-road parking and a detached garage to the rear. Internally, the ground floor features a welcoming living room, an open-plan dining kitchen perfect for entertaining, an additional sitting room, a ground floor bedroom, and a modern bathroom — all designed with practical family living in mind.

Upstairs, you will find two further well-proportioned bedrooms and a stylish shower room, providing comfortable accommodation across both floors. The beautifully landscaped rear garden enjoys a private setting with a charming patio seating area — ideal for relaxing or al fresco dining. Conveniently located close to local schools, amenities, and transport links, this delightful home is perfect for buyers seeking comfort, space, and excellent outdoor facilities.











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## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALLWAY

A bright and welcoming entrance hallway, finished in a fresh neutral décor with crisp white walls and flooring. Offering access to the ground floor accommodation and staircase leading to the first floor, this spacious hallway creates an excellent first impression and provides useful under-stairs storage.

#### LIVING ROOM 11'2" x 16'3" (3.42m x 4.96m)

A spacious and stylish living room, flooded with natural light from a large front-facing window. This inviting space features contemporary décor with a striking feature wall and an inset modern electric fire providing a focal point. Finished with recessed ceiling spotlights and ample room for comfortable seating — perfect for relaxing or entertaining family and friends.

#### SITTING ROOM 13'10" x 9'1" (4.22m x 2.77m)

A cosy and versatile sitting room located to the rear of the property, perfect as a second lounge, snug, or family room. With tiled flooring, a feature chandelier, and French doors opening out to the rear garden, this space offers a relaxed setting filled with natural light — ideal for unwinding or hosting guests.

#### KITCHEN 11'0" x 10'11" (3.37m x 3.33m)

A characterful and spacious dining kitchen, beautifully presented with exposed timber beams and stone feature walls adding rustic charm. Fitted with a range of cream shaker-style units, coordinating work surfaces, and integrated cooking appliances, the kitchen also offers a central island with breakfast bar seating. French doors open directly onto the rear patio, making this an ideal space for both everyday family living and entertaining.

#### DINING AREA 7'11" x 7'11" (2.43m x 2.42m)

An inviting dining area, open to the kitchen and perfect for both casual meals and more formal dining. Featuring exposed ceiling beams and a neutral décor, this charming space comfortably accommodates a table and chairs, creating an ideal setting for family gatherings or entertaining guests.

#### BATHROOM 7'4" x 5'4" (2.25m x 1.65m)

A fully tiled ground floor bathroom, fitted with a three-piece suite comprising a panelled bath with shower attachment, pedestal wash basin, and low-level WC. A frosted window allows for natural light while maintaining privacy, and a wall-mounted mirror and towel rail complete the space.

#### BEDROOM 7'7" x 10'8" (2.32m x 3.27m)

A versatile ground floor bedroom with a large front-facing window that allows plenty of natural light to fill the space. Finished with stylish modern décor, wood-effect flooring, and space for freestanding furniture, this room could also be used as a home office, playroom, or guest bedroom.

#### FIRST FLOOR / LANDING

With an airing cupboard and access to:

#### BEDROOM ONE 11'3" x 14'10" (3.44m x 4.54m)

A generous double bedroom located on the first floor, offering plenty of space for free-standing furniture. Tastefully decorated with a bold feature wall, this bright and airy room benefits from a large window providing excellent natural light. A comfortable and inviting space, perfect as a main bedroom.

#### BEDROOM TWO 10'11" x 14'7" (3.35m x 4.46m)

A well-proportioned double bedroom, presented in modern neutral tones with feature accent walls and wood-effect flooring. A large window provides an abundance of natural light, while useful built-in storage and access to the first-floor shower room add further practicality to this flexible space.

#### EN-SUITE SHOWER ROOM 5'11" x 5'3" (1.82m x 1.61m)

A modern first floor shower room, conveniently accessed from Bedroom Two. Comprising a corner shower enclosure with glazed doors, low-level WC, and pedestal wash basin, the room is finished with full-height white tiling and complemented by a chrome heated towel rail and a frosted window for privacy.

#### 360 DEGREE VIRTUAL TOUR

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

#### LOCATION

Situated in a popular and well-established residential area of Burnley, Briercliffe Road offers excellent access to a wide range of local amenities, including shops, supermarkets, schools, and leisure facilities. The property is ideally placed for transport links, with convenient access to the M65 motorway network and regular public

transport services. Nearby parks and open spaces provide opportunities for outdoor recreation, while Burnley town centre is just a short drive away, offering further shopping, dining, and entertainment options — making this a fantastic location for families and professionals alike.

#### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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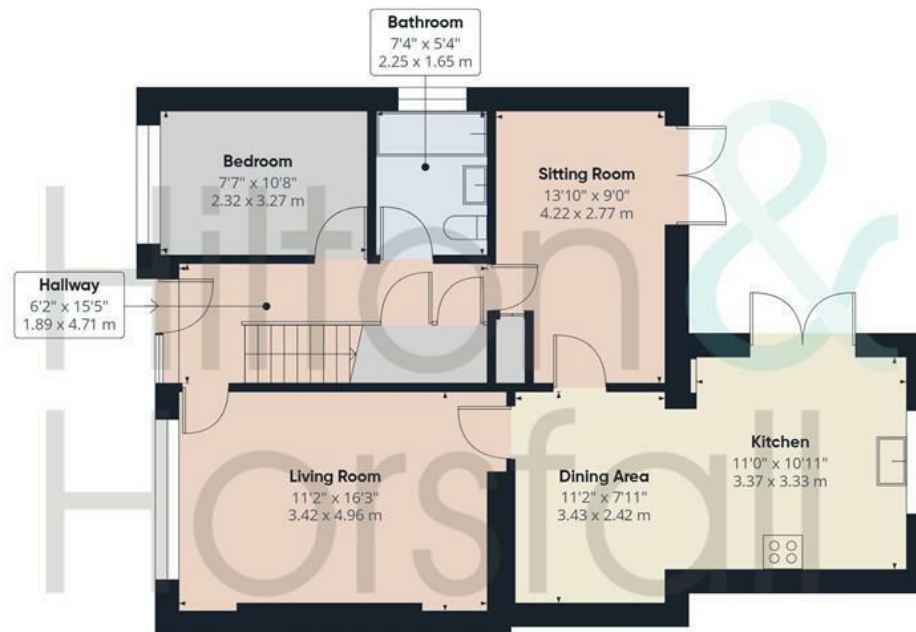




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## OUTSIDE

The property occupies a pleasant elevated plot with a neatly maintained front garden, stone boundary wall, and steps leading to the main entrance. To the rear, you'll find a delightful, low-maintenance flagged patio garden — ideal for outdoor entertaining or relaxation — with mature planted borders offering a degree of privacy. In addition, the property boasts off-road parking and a detached garage to the rear, providing secure parking and useful storage space.



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1088 ft<sup>2</sup>

101 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>

1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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