



Hilton &
Horsfall

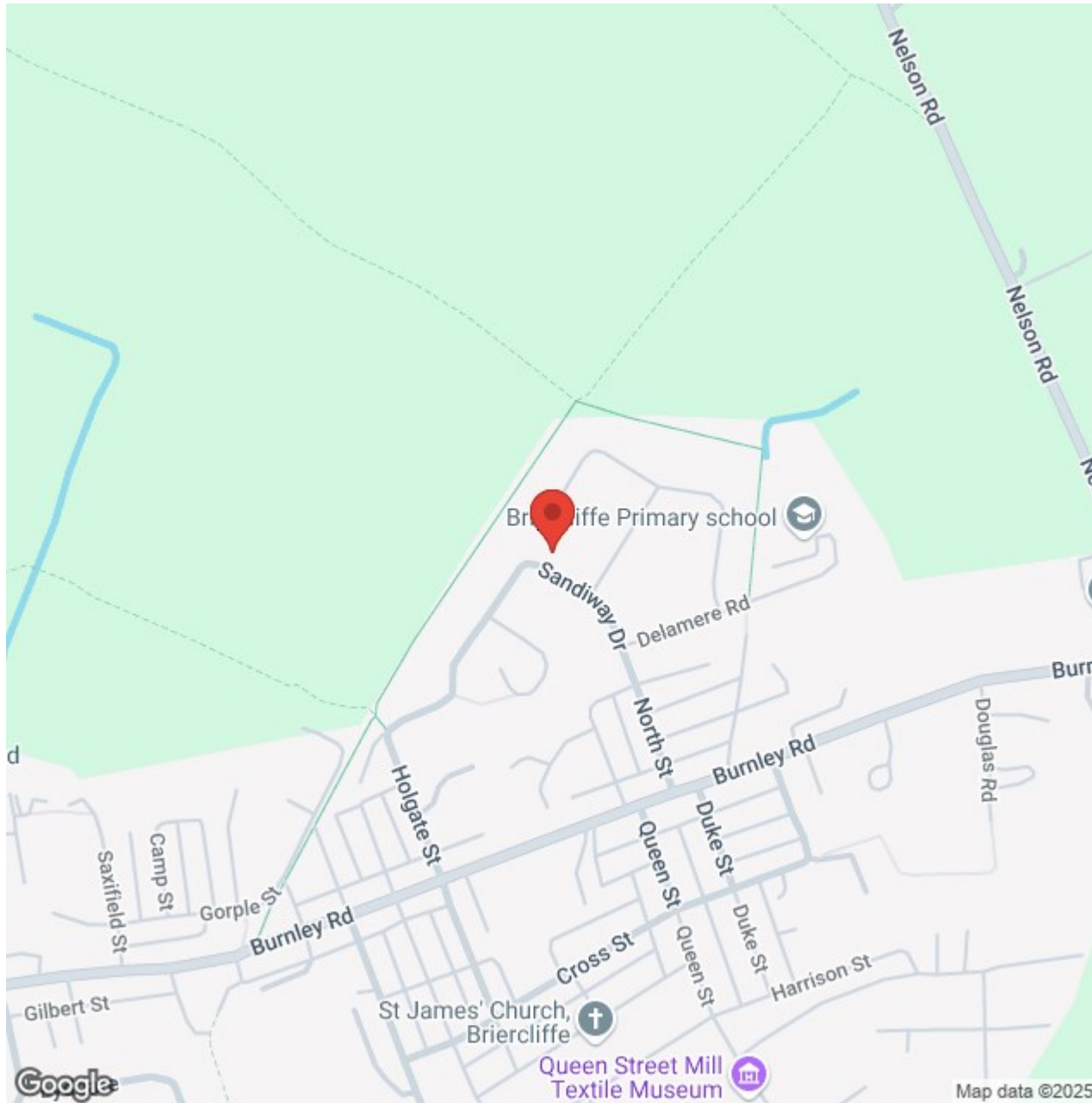
BB10 2JS

Sandiway Drive, Briercliffe, Burnley Offers In The Region Of £214,950

- Detached Family Home • Beautifully Presented • Modern Fitted Kitchen • Three Bedrooms • Contemporary Bathroom • Driveway and Garage • Rear Garden

A beautifully presented modern detached home, situated on the sought-after Sandiway Drive in Briercliffe. Perfectly designed for comfortable family living, this property boasts a spacious living room and a stylish dining kitchen, offering the ideal space for both relaxing and entertaining. The home features three well-proportioned bedrooms and a contemporary family bathroom, ensuring space and comfort for the whole family. Externally, the property benefits from a detached garage, a driveway providing ample off-road parking, and a lovely rear garden, perfect for outdoor gatherings or a quiet retreat. Modern, inviting, and move-in ready, this stunning property is sure to impress. Viewing is highly recommended.







Lancashire

A beautifully presented modern detached home, situated on the sought-after Sandiway Drive in Briercliffe. Perfectly designed for comfortable family living, this property boasts a spacious living room and a stylish dining kitchen, offering the ideal space for both relaxing and entertaining. The home features three well-proportioned bedrooms and a contemporary family bathroom, ensuring space and comfort for the whole family. Externally, the property benefits from a detached garage, a driveway providing ample off-road parking, and a lovely rear garden, perfect for outdoor gatherings or a quiet retreat. Modern, inviting, and move-in ready, this stunning property is sure to impress. Viewing is highly recommended.

GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALL

A welcoming entrance hallway with mosaic print flooring, storage cupboard, staircase to the first floor / landing and composite door leading out to the front elevation.

LIVING ROOM 11'9" x 14'0" (3.59m x 4.27m)

A family sized living room with space for settees, ceiling coving, media wall with television point and electric fire set within, storage cupboard, 1x central heating radiator, double doors leading through to the dining kitchen and uPVC double glazed window to the front elevation.

DINING KITCHEN 9'3" x 17'2" (2.83m x 5.25m)

Offering a range of fitted wall and base units with contrasting worktops, inset sink with chrome mixer tap, plumbing for a washing machine, integrated dishwasher, wood effect flooring, space for a tumble dryer, Indesit oven / grill, 4 ring gas hob with extractor hood above, integrated fridge / freezer, space for a dining table and chairs, recessed LED spotlights, 1x central heating radiator, uPVC double glazed window and patio doors leading out to the rear garden.

FIRST FLOOR / LANDING

On the first floor / landing you will find a loft hatch, uPVC double glazed window to the side elevation and doors leading to:

BEDROOM ONE 10'7" x 10'8" (3.24m x 3.26m)

A bedroom of double proportions with ceiling coving, space for a wardrobe and drawers, 1x central heating radiator, television point and uPVC double glazed window to the front elevation.

BEDROOM TWO 10'8" x 10'7" (3.26m x 3.25m)

Another bedroom of double proportions with ceiling coving, integrated wardrobe space, television point, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM THREE 7'0" x 6'5" (2.14m x 1.96m)

A bedroom of single proportions with integrated wardrobe space, ceiling coving, television point, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BATHROOM

A modern three piece bathroom suite comprising of: tiled flooring, part tiled walls, panelled bathtub with chrome mixer tap, shower over and glass shower screen, sink in vanity unit with chrome mixer tap, push button w.c, shaving point, 1x modern radiator, recessed LED spotlights and an air extraction fan.

EXTERNALLY

Externally to the front elevation you will find a laid lawn with mature shrubs and tree and a driveway leading up to the garage providing off road parking. To the rear elevation there is a generous sized garden with a laid lawn, flagged patio area, mature shrubs, elevated decked patio area with space for garden furniture and outside lighting. Ideal for use during the Spring / Summer months.

DETACHED GARAGE 17'0" x 8'3" (5.20m x 2.54m)

Ideal for storage and off road parking purposes.

LOCATION

Sandiway Drive in Briercliffe offers residents a tranquil suburban lifestyle with convenient access to essential amenities. Families will appreciate the proximity to reputable educational institutions, notably Briercliffe Primary School, which is just a short walk away. For secondary education, Sir John Thursby Community College is within easy reach, providing comprehensive schooling options for older children. The area is well-served by local shops, parks, and public transport links, ensuring that daily necessities and leisure activities are readily accessible. With its blend of community spirit and modern conveniences, Briercliffe is an ideal setting for family life.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/sandiway-drive-burnley>

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.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk



Hilton &
Horsfall

BB10 2JS

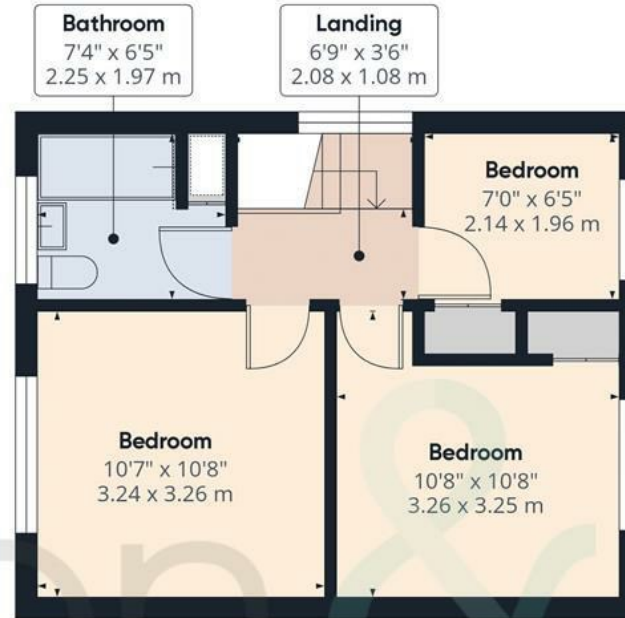
OUTSIDE

Externally to the front elevation you will find a laid lawn with mature shrubs and tree and a driveway leading up to the garage providing off road parking. To the rear elevation there is a generous sized garden with a laid lawn, flagged patio area, mature shrubs, elevated decked patio area with space for garden furniture and outside lighting. Ideal for use during the Spring / Summer months.

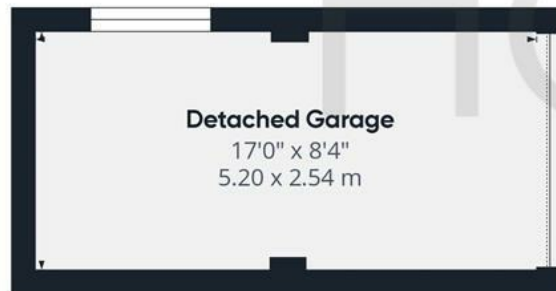




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

855.19 ft²

79.45 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)