





Hilton &  
Horsfall



BB10 2HH

## Parker Street, Briercliffe

### Offers In The Region Of £125,000

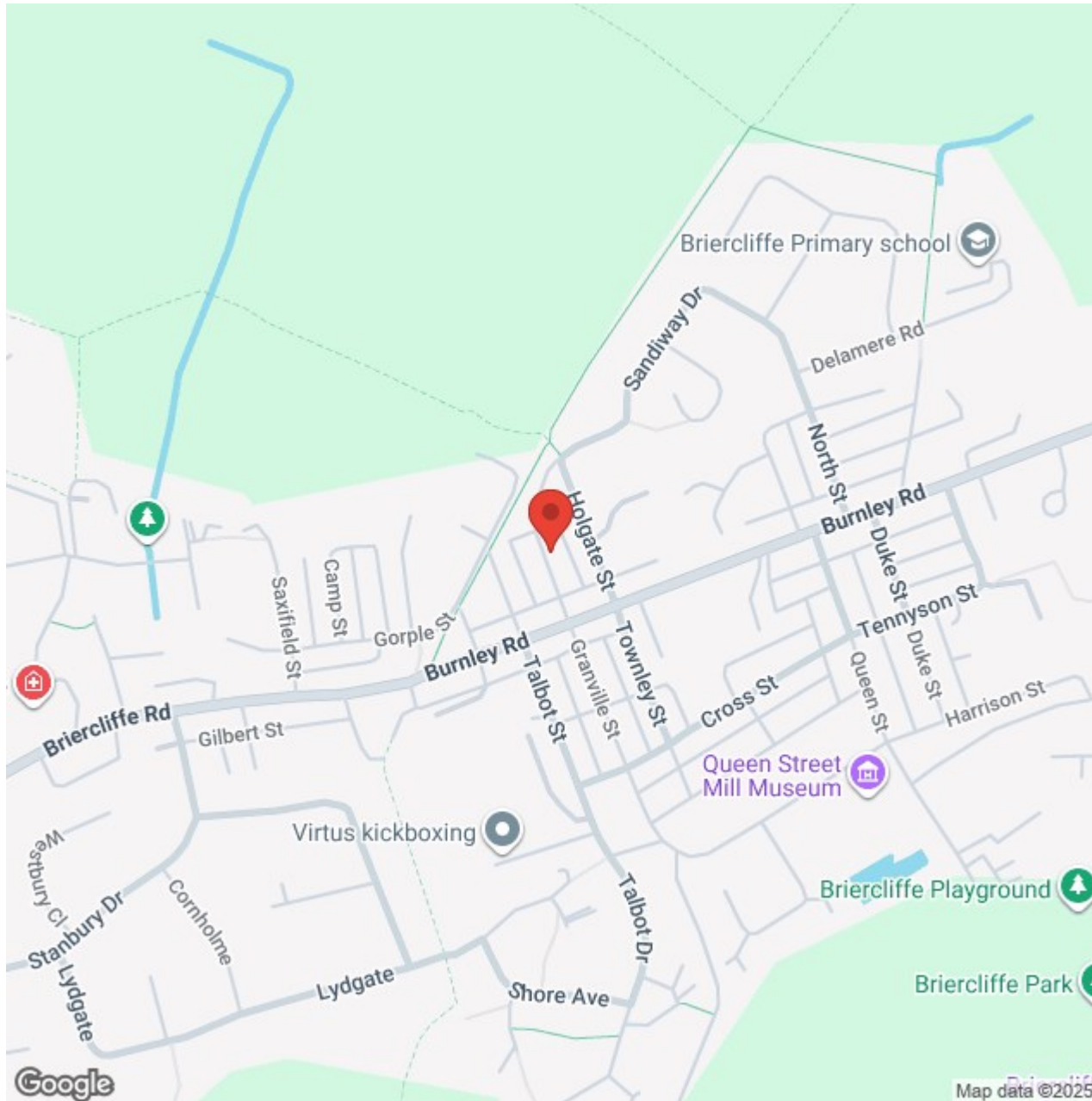
- Two double bedrooms • Two spacious reception rooms • Extended modern kitchen • Stylish three-piece bathroom • Enclosed rear yard with outhouse • Sought-after Briercliffe location

Positioned in a popular residential area of Briercliffe, this two bedroomed mid-terrace home offers a fantastic opportunity for first-time buyers or buy-to-let investors. The property benefits from two well-proportioned reception rooms and a modern extended fitted kitchen, creating a practical and versatile layout ideal for everyday living and entertaining. The property also benefits from a fully boarded loft space with pull-down ladder access, lighting, and insulation—ideal for storage.

Externally, the property boasts a private, enclosed rear yard with a useful outhouse providing additional storage space. With on-street parking to the front and close proximity to local shops, schools, and transport links, this home combines comfort with convenience.











## Lancashire

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### GROUND FLOOR

#### **SITTING / DINING ROOM 13'0" x 12'7" (3.98m x 3.85m)**

Located at the front of the property, this inviting sitting/dining room features a charming exposed brick chimney breast with an arched recess, adding warmth and character to the space. A large window allows natural light to flood in, while neutral décor and a stylish light fitting create a modern yet cosy atmosphere—perfect for entertaining guests or enjoying family meals.

#### **LIVING ROOM 13'1" x 12'4" (4.01m x 3.78m)**

This generously sized living room offers a warm and welcoming space, enhanced by a feature fireplace with rustic stone hearth and wooden mantel. A large window provides plenty of natural light, while neutral tones and plush carpeting create a comfortable setting for relaxing or entertaining. The room also benefits from practical under-stairs storage and provides direct access to the extended kitchen at the rear.

#### **KITCHEN 11'10" x 5'9" (3.62m x 1.77m)**

This extended fitted kitchen is both stylish and functional, featuring a range of modern wall and base units with sleek gloss fronts and contrasting wood-effect worktops. Integrated appliances include a gas hob with extractor above and an electric oven, while space is provided for additional white goods. Finished with metro-style tiled splashbacks, spot lighting, and wood-effect flooring, the kitchen offers direct access to the rear yard—perfect for indoor-outdoor convenience.

### FIRST FLOOR / LANDING

#### **BEDROOM ONE 10'4" x 12'8" (3.15m x 3.88m)**

Positioned at the front of the property, this bright and spacious double bedroom offers a peaceful retreat, finished in neutral tones with soft carpeting underfoot. A large window allows for plenty of natural light, while the room easily accommodates a double bed, wardrobes, and additional furniture. Stylish feature wallpaper adds a touch of character, creating a calm and inviting space to unwind.

#### **BEDROOM TWO 8'9" x 12'7" (2.67m x 3.86m)**

Overlooking the rear of the property, this well-proportioned second bedroom is bright and neatly presented, making it ideal as a children's room, guest space or home office. A large window fills the room with natural light, while the neutral décor and carpeted flooring offer a calm and versatile backdrop for a range of uses.

#### **BATHROOM 6'5" x 8'2" (1.97m x 2.51m)**

The contemporary bathroom is beautifully presented and fitted with a three-piece suite comprising a panelled bath with overhead shower and glass screen, a low-level WC, and a sleek wash basin. Neutral tiling and light décor create a fresh, modern feel, while clever storage solutions and wood-effect flooring add both practicality and style to this well-designed space.

### LOCATION

The property is situated on Parker Street in the sought-after Briercliffe area of Burnley—an established residential location known for its strong sense of community and excellent amenities. Within walking distance, you'll find well-regarded schools, local shops, parks, and regular bus routes, making it a convenient spot for both families and professionals. The area also offers easy access to Burnley town centre, the M65 motorway network, and stunning countryside walks, blending everyday practicality with a touch of rural charm.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/parker-st-briercliffe/>

### 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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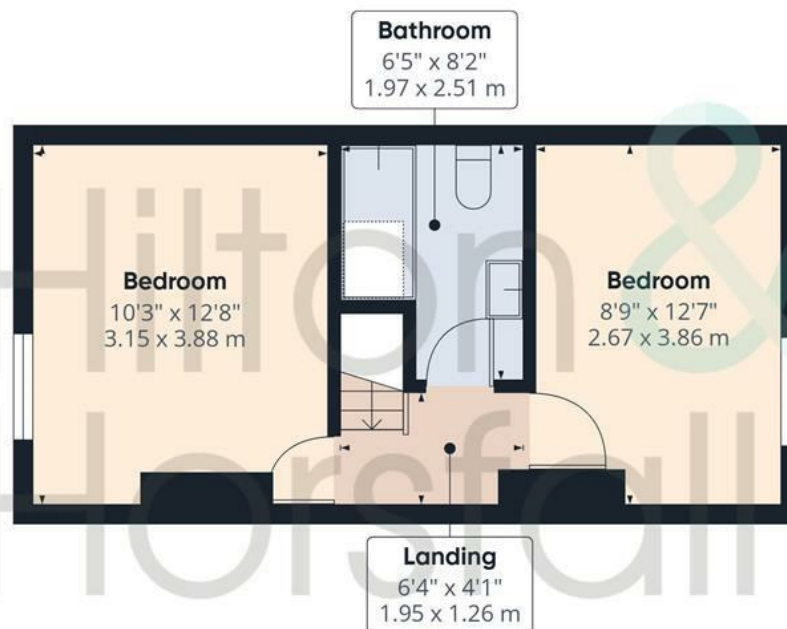
## OUTSIDE

Externally, the property boasts a private, enclosed rear yard with a useful outhouse providing additional storage space. With on-street parking to the front and close proximity to local shops, schools, and transport links, this home combines comfort with convenience.





Ground Floor



Floor 1

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

691 ft<sup>2</sup>

64.1 m<sup>2</sup>

(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.









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