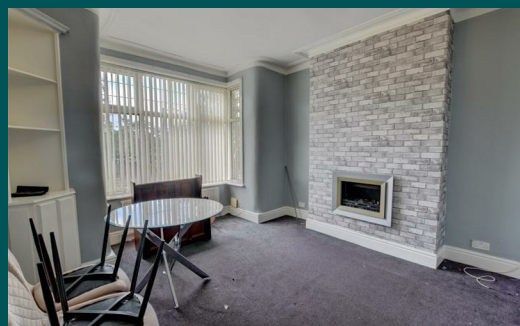


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284 Briercliffe Road
Burnley
BB10 2DH



For Sale

- Separate Garage
- Mid-Terrace
- Three Bedrooms
- Two Reception Rooms
- Ideal For A Growing Family

Offers Over £125,000

- Bay Windows
- Large Kitchen
- Gas Central Heating & UPVC Double Glazing
- Tax Band - B
- FREEHOLD



An extended, stone built, mid-terrace property set back in an elevated position. Close to local primary schools, bus stops and a short drive to Burnley General Hospital. The property would make an ideal purchase for first time buyers looking to gain a foothold on the property ladder or a growing family.

Opposite the property sits a separate garage.

As you enter through a UPVC front door you are greeted by an entrance lobby and hallway with a staircase ascending to the first floor. To the front to the property is the first of two reception rooms, boasting a bay window and a wall mounted electric fire providing an attractive focal point within the room.

To the rear is a second, larger reception room, also benefitting from a bay window letting in an abundance of natural light and an attractive Victorian fire surround with gas fire. Adjoining is a door leading to the kitchen, with a useful under stair storage cupboard. The kitchen houses an array of matching wall, base and drawer units in cream with co-ordinating work surfaces & splashbacks, double bowl stainless steel sink, oven and gas hob. At the end of the kitchen is a useful utility room with a shower cubicle and plumbing for a washing machine and dryer.

To the first floor is a large landing leading to two well proportioned double bedrooms situated to the front and rear of the property, a generous single bedroom and a bathroom housing a three piece suite in white comprising a low level WC, pedestal wash basin and a sunken bath.

A loft hatch on the landing leads to an attic/loft room, ideal for storage.

The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

Externally there is a garden to the front laid with gravel and shrubbery and to the rear is an enclosed yard with access via the kitchen. Opposite the property sits a separate garage.



TOTAL FLOOR AREA: 128.8 sq.m. (1386 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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