

Because life is

Petty<sup>TM</sup>  
Real

194 Briercliffe Road  
Burnley  
BB10 2NZ



## For Sale

- Mid-Terrace
- Stone Built
- Potential For Three Bedrooms
- Two Reception Rooms
- Bay Windows

## Offers Over £75,000

- Utility Room
- Modernization Required
- Close To Local Schools
- uPVC Double Glazing
- Video Tour Available

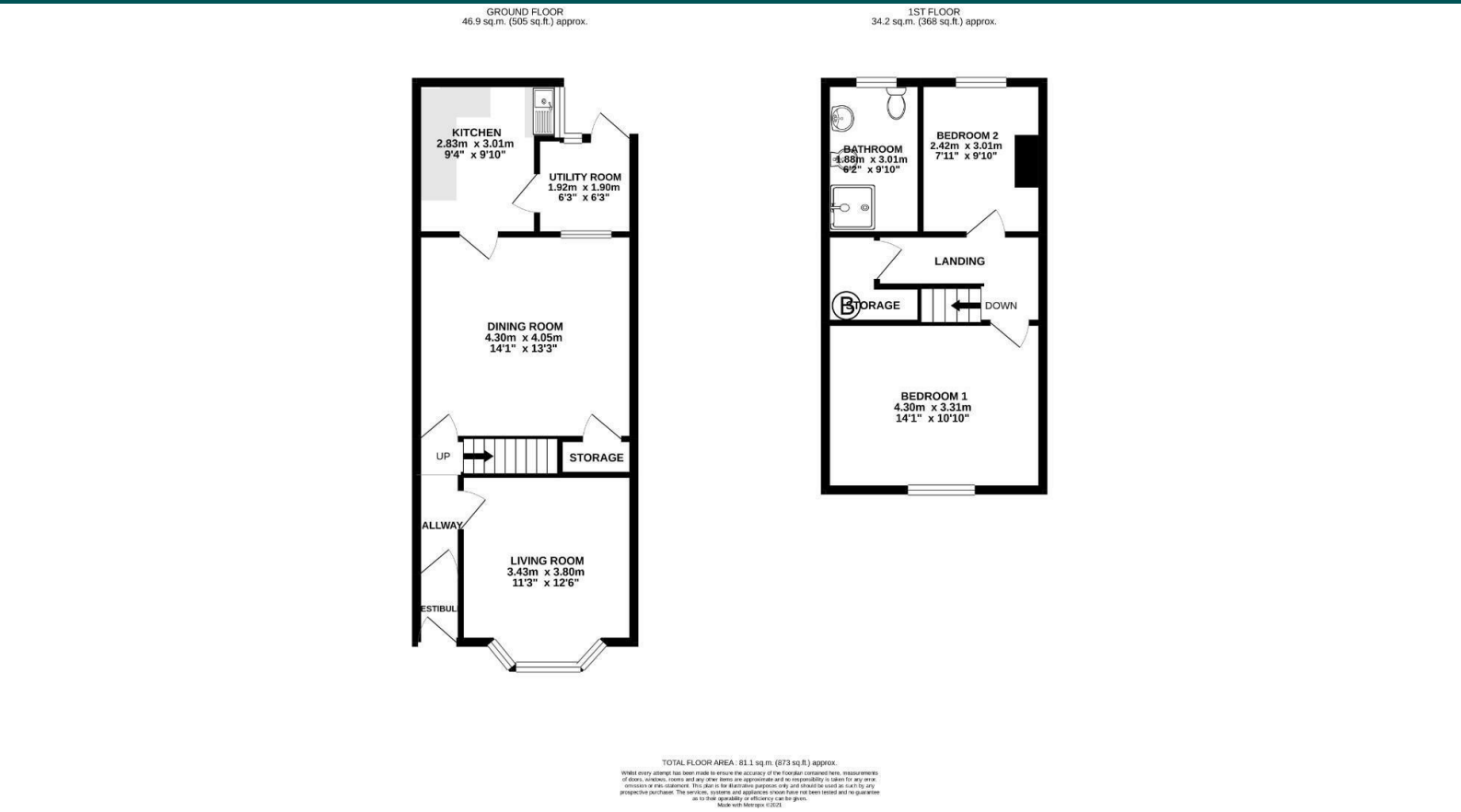


Perfect opportunity to acquire this two bedroom stone-built mid-terrace in a highly sought after area. Perfect for an individual to add there own stamp and create the ideal family home. Ideal rental property due to being close to Burnley General Hospital, BooHoo and local schools.

The property briefly comprises entrance vestibule, hallway, front living room with a bay window and gas fire, rear dining room with a gas fire and useful under stairs storage, kitchen with matching wall, base and drawer units with a sink & drainer set in a bay window. There is utility room with uPVC double glazed window and door leading out into the rear yard.

On the first floor there are two bedrooms, one double and a generous sized single, four-piece bathroom suite comprising low level WC, pedestal hand wash basin, bidet and a quadrant shower with a mixer overhead shower. There is a storage room that houses the combination boiler, however the layout could be moved around to create a three bedroom property.

Externally there is a garden forecourt to the front and a private enclosed rear yard with two outbuildings.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.