

Because life is

Petty
Real™

174 Briercliffe Road
Burnley
BB10 2NZ



For Sale

- End-Terrace
- Four Bedrooms
- Two Reception Room
- Utility Room
- Multi-Fuel Burner

Offers Over £125,000

- Fitted Kitchen
- Bay Window
- Close To Burnley General Hospital
- Fantastic Transport Links
- Perfect For a Growing Family



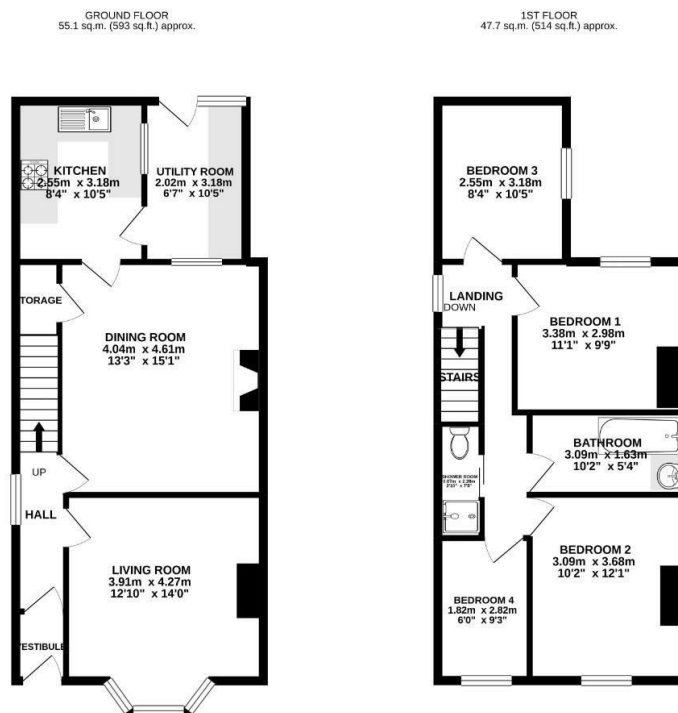
Beautiful, family home boasting four bedrooms and great living space. Located close to Burnley General, local schools, transport links, and a short walk into Burnley Town Centre. Perfect for a growing family or a first-time buyer looking to get a foothold on the property ladder.

Entering the property you're welcomed into the entrance vestibule leading into the hallway providing access to the front living room with a lovely bay window, to the rear is the dining room benefitting from a multi-fuel burner and a useful understairs storage cupboard which houses the combination boiler.

The kitchen has been fitted with matching wall, base, and drawer units with contrasting working surfaces and a range of appliances such as a gas hob, electric oven, and a stainless steel sink/drain. The utility room runs adjacent to the kitchen and has plumbing for a washing machine.

On the first floor, there are four bedrooms, three doubles, and a generous-sized single bedroom. The bathroom is split into two separate rooms, one of which houses the paneled bath and a hand wash basin and the other with a quadrant shower and a low-level WC.

Externally there is resident parking to the side (not allocated), a garden forecourt to the front, and a private enclosed rear yard.



TOTAL FLOOR AREA: 102.8 sq.m. (1106 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels and any other such 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 for any prospective purchase. The contents, options and appliances shown here are not intended and no guarantee, as to their availability or efficiency can be given. Made with Lettings (2022).



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