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Real

853 Briercliffe Road  
Burnley  
BB10 2HA



For Sale

- Close To Local Amenities
- UPVC Double Glazing
- Feature Fireplace
- Two Generous Reception Rooms
- Vestibule

Offers Over £90,000

- Built In Wardrobe
- Burnley General Hospital A short Drive Away
- Popular Area
- 'Good' Rated Schools
- Mid-Terrace



A well maintained two-bedroom mid-terrace property with the potential to be converted into a three-bedroom, located in the popular area of Harle Syke with local amenities close by, 'Good' rated schools by Ofsted and a short drive to Burnley General Hospital.

The property briefly comprises a vestibule as you enter and then into the main living room with wood effect laminate flooring and gas wall heater. A hallway with a small seating area and convenient under stair storage. The second reception room is a generous size, currently being used as a dining room, which boasts a feature gas fireplace.

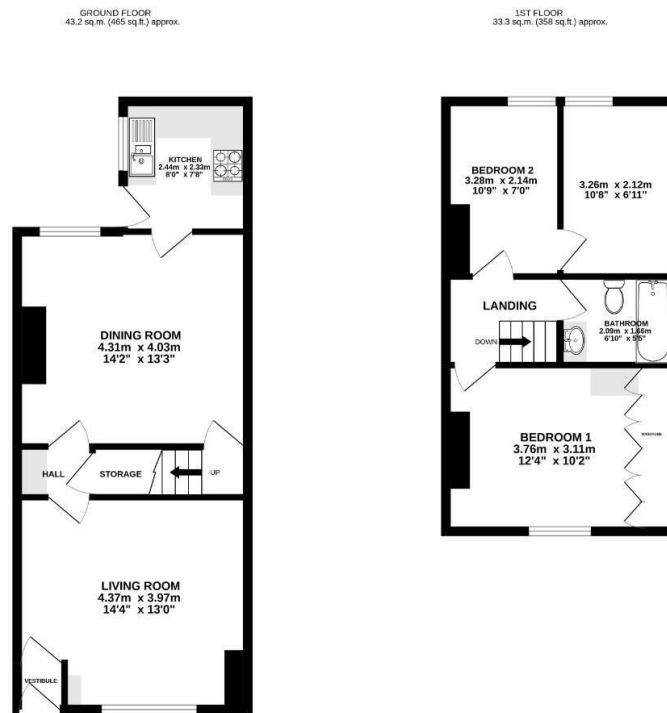
The kitchen at the back of the property benefits from matching wall, base and drawer units with contrasting work surfaces, stainless steel sink, built in oven and gas hob.

Upstairs is the family bathroom, benefitting from a white three piece suite including low level WC, wash hand basin with vanity unit and bath with lifting belt for easy access for mobility issues.

The master bedroom is large with full length built in wardrobes with plenty of storage and an electric wall heater. To the back of the property are two more rooms, one of which is access through the second decent sized bedroom.

The house benefits from the the modern day comforts of UPVC double glazing.

Externally there is a small courtyard to the front and an enclosed yard to the rear with a useful outbuilding with mains electricity.



TOTAL FLOOR AREA: 76.5 sq.m. (824 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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