

Because life is

Petty
Real™

129 Briercliffe Road
Burnley
BB10 1XA



For Sale

- Fully Renovated
- End Of Terrace
- Three Bedrooms
- Modern Kitchen
- Close To Local Amenities

Offers Over £100,000

- First Time Buyers
- Landlords & Investors
- Buy-To-Let
- UPVC Double Glazing
- FREEHOLD



A fully renovated, three bedroom, end of terrace property in the heart of Queensgate area near to Burnley General Hospital, Boohoo & a short walk into Burnley Town Centre. With a few works to be carried out by the current owner, this property presents an ideal purchase for first time buyers looking to gain a step on the property ladder or landlords and investors looking for a buy-to-let.

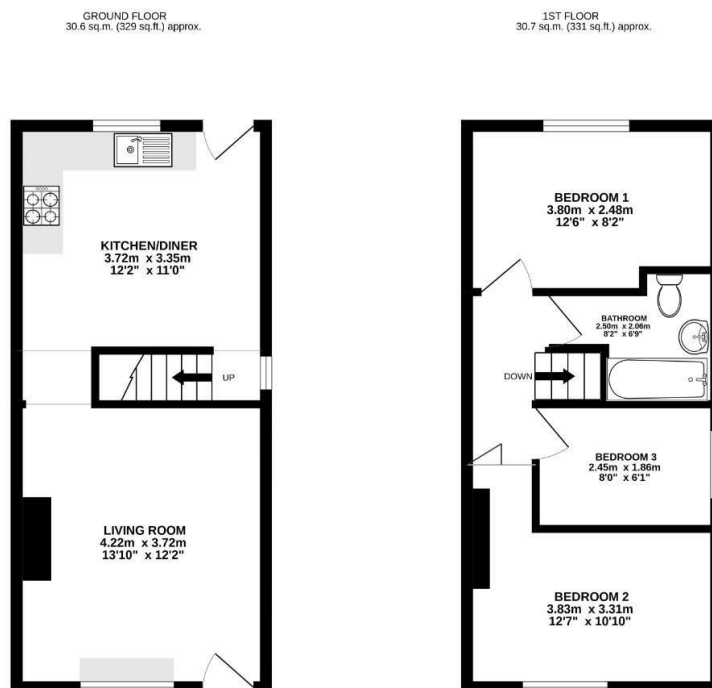
The property briefly comprises a spacious living room that leads past a useful under stair storage area into the modern kitchen/diner housing matching wall, base and drawer units with a marble effect work surface, stainless steel sink, brand new oven and gas hob with overhead extractor fan and plenty of space for a dining room table.

To the first floor is a central landing leading to two well proportioned double bedrooms, a third single bedroom and a bathroom housing a three piece suite in white comprising a low level WC, pedestal wash basin and panelled bath.

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

Externally there is a garden forecourt to the front and an enclosed yard to the rear.

The property is freehold and council tax band A.



GROUND FLOOR
30.6 sq.m. (329 sq.ft.) approx.

1ST FLOOR
30.7 sq.m. (331 sq.ft.) approx.

TOTAL FLOOR AREA: 61.3 sq.m. (660 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 is to their operability or efficiency can be given.
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