

Because life is

PettyTM
Real

55 Duke Street
Briercliffe
Burnley
BB10 2JA



For Sale

- Mid Terrace
- 3 Bedrooms
- Attic/Playroom
- Close To Transport Links
- Ideal Family Home

Offers Over £130,000

- Primary Schools Nearby
- Ready To Move In
- Stunning Kitchen
- Council Tax Band A
- EPC Rated C



Welcome to your future home, a charming mid-terraced house that seamlessly blends modern living with classic design. As you step through the decorative entrance hallway, you'll be greeted by a sense of warmth and style.

Ideally located close to transport links from Briercliffe Road as well as local schools, amenities and pubs, this property has everything you need nearby whilst still being in a peaceful, quiet location. Also a short distance away are various walks into the countryside, giving a beautiful change of scenery.

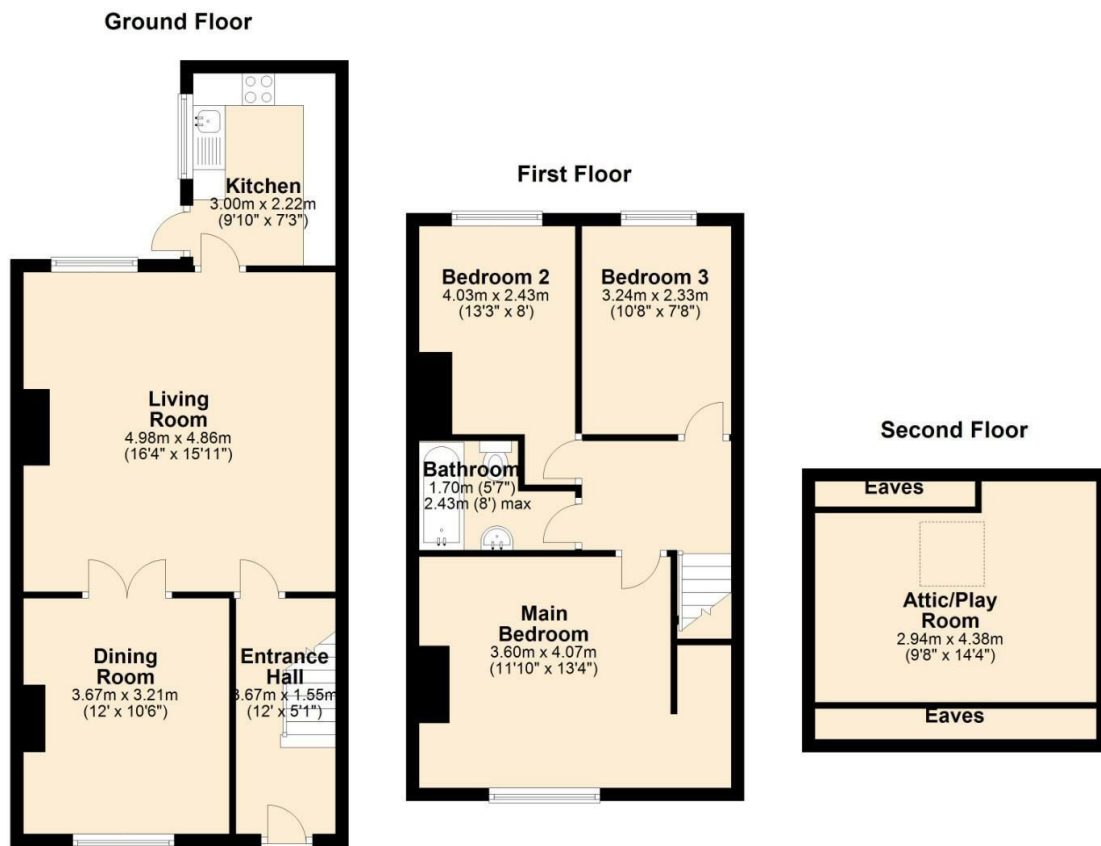
The living room, adorned with natural light, invites you to unwind and entertain. Double doors beckon you into the dining room, creating a fluid and connected space, perfect for hosting gatherings. The kitchen, thoughtfully extended at the rear, boasts contemporary finishes with a stunning quartz countertop. It features top of the range appliances including an instant boiling water tap, multi use oven with self cleaning function and an additional oven/microwave.

Venture upstairs to discover a spacious landing, setting the stage for the restful retreats that await. The main bedroom, positioned at the front of the property, offers a haven of tranquility. A central bathroom comprises freestanding basin, W/C and a bath with overhead shower.

Two charming bedrooms at the rear provide cozy sanctuaries, each with its own unique character. The possibilities continue as a pull-down ladder reveals access to a hidden gem—an attic/playroom bathed in natural light through the velux window. This versatile space can be transformed into a home office, a creative studio, or simply a delightful play area.

To the rear of the property is a yard, partially astroturfed with a built in sunbench, perfect for enjoying the sun all day!

Experience the joy of living in a home that not only meets your practical needs but also elevates your lifestyle. This property is not just a house; it's an embodiment of comfort, style, and endless possibilities.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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