

Because life is

Petty
Real™

282 Briercliffe Road
Burnley
BB10 2DH



For Sale

Offers Over £160,000

- Perfect For Growing Families
- Beautifully Presented
- Two Bedrooms + Attic Room
- Extended Kitchen
- Close to Transport Links

- Modern Bathroom
- Light Living Room
- Dining Room
- Spacious Rear Yard



This is a fantastic opportunity to purchase this beautifully presented garden fronted terraced house! Ready to be moved straight into and ideally laid out to accommodate family living.

Located in the popular Briercliffe area, the property is near to Burnley General Hospital, transport links into the town centre and plenty of local primary schools nearby.

The property is set over two floors with an additional attic room with the potential to be used as an additional bedroom.

The ground floor briefly comprises an entrance vestibule and hallway leading to the dining room, living room and kitchen. The living room is bright and open with a feature bay window and gas fire. The living room opens up into the dining room, also with feature fireplace, and patio doors out to the rear yard. The kitchen is extended to the rear and benefits from matching base and wall units done with a modern gray finish and LED lighting; fitted oven and hob and complimentary tile backsplash.

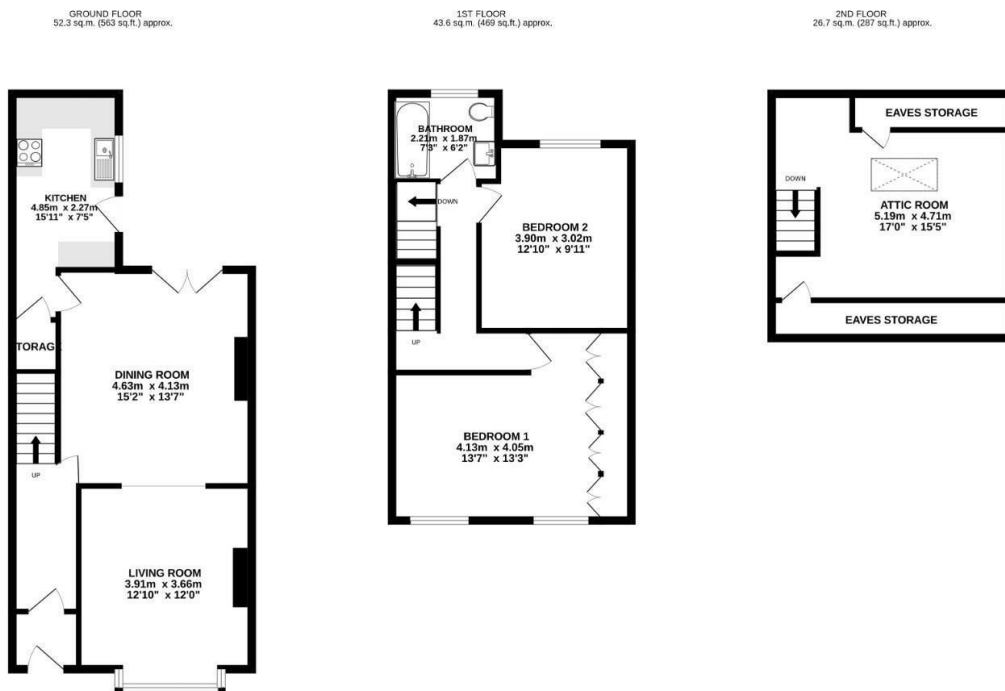
Heading up to the first floor, you come to the family bathroom which is fully tiled and comprises a white three piece suite including a bath with overhead shower. Continuing round the landing, there is a spacious double bedroom and the master bedroom with fitted wardrobes.

Up the final flight of stairs is the attic room, which has enough space for a double bed and has eaves storage and a skylight.

To the rear of the property is an enclosed yard with Astro turf, patio area and a useful shed.

The property benefits from modern comforts of gas central heating and double glazing throughout.

An early viewing is advised so you don't want to miss out!



TOTAL FLOOR AREA: 122.6 sq.m. (1319 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 as to their operability or efficiency can be given.
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