

Because life is

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Real

148 Brownside Road
Burnley
BB10 3JP



For Sale

- Stone-Built Cottage
- Two Bedrooms
- Spacious, Open Lounge
- Fitted Kitchen
- Stunning Garden with Views

Offers Over £110,000

- Perfect For Downsizers
- Tenant in Situ (Available Vacant)
- Multi-Fuel Burner
- Close To Lovely Walks
- Near To Bus Stops



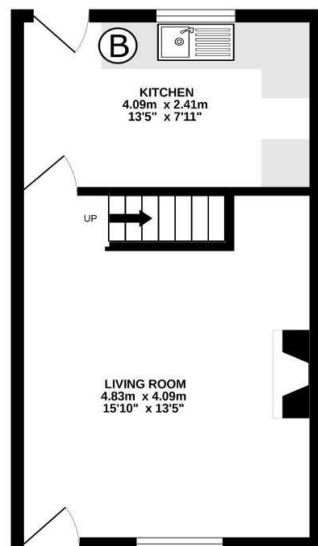
Stunning, two-bed cottage on the cusp of Worsthorne close to local amenities, bus stops, and beautiful walks over Worsthorne & Cliviger. Perfect for first-time buyers or anyone looking to downsize in this stone-built, cozy cottage with lovely character throughout.

Entering the property into the open, living room with a multi-fuel burner with the central staircase leading to the first floor. To the rear is the kitchen, fitted with a matching wall, base, and drawer units with a sink/drain. The combination boiler is housed in the kitchen.

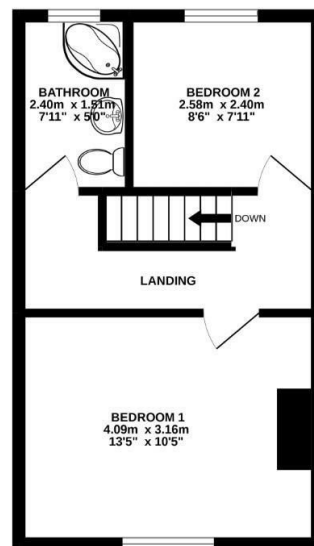
On the first floor, there is a double bedroom, a single bedroom and a three-piece bathroom suite comprising a low-level WC, pedestal hand wash basin, and a quadrant bath with an overhead shower.

Externally there is a courtyard to the rear with an elevated harden overlooking the fields at the back.

GROUND FLOOR
29.0 sq.m. (312 sq.ft.) approx.

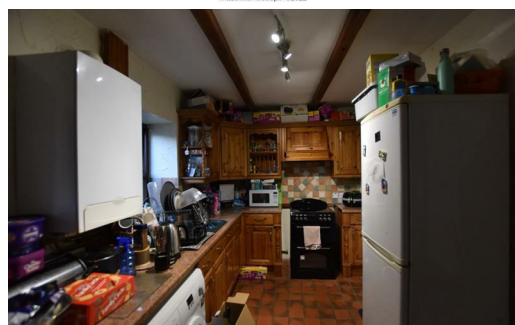


1ST FLOOR
29.1 sq.m. (313 sq.ft.) approx.



TOTAL FLOOR AREA: 58.1 sq.m. (626 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 misstatement. 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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