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Petty  
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54 Burnley Road  
Briercliffe  
Burnley  
BB10 2JF



For Sale

Asking Price £145,000

- Attention First Time Buyers!
- Two Bedroom Semi Detached House.
- Large Reception Room.
- Kitchen Dining Room With Downstairs Toilet.
- Four Piece Family Bathroom.

- Fitted Wardrobes In Both Bedrooms.
- Private Rear Garden.
- Situated In The Heart Of Briercliffe.
- A Short Distance From Stunning Countryside Walks.
- Leasehold | EPC Rating: E | Council Tax Band: B.



Petty Real are delighted to present for sale this charming two-bedroom semi-detached property on Burnley Road, Briercliffe. Perfectly suited for first-time buyers, this home is ideally situated in the highly sought-after area of Briercliffe, offering both comfort and convenience.

Upon entering, you are greeted by a recently refurbished entrance porch, providing ample space for coats and footwear. The main reception room is located to your left, featuring a beautiful bay window that floods the room with natural light. A gas-operated fire with an attractive surround serves as the focal point, with space on either side of the chimney breast for storage or a TV unit.

To the rear of the property is the kitchen/dining space, offering a well-designed layout with counter space along the rear and right walls. A dining table can comfortably sit in the middle of the room, with additional storage options either side of the chimney breast. Beneath the staircase, you'll also find a handy downstairs WC.

Upstairs, the spacious master bedroom is located at the front of the house and boasts fitted wardrobes, leaving ample space for larger freestanding furniture. Overstairs, there is also room for a small home office setup. The second bedroom is another well-proportioned room, complete with fitted wardrobes, making it perfect for a children's room or guest bedroom.

The bathroom features a three-piece suite, including a bath with overhead shower, a wash basin, and a toilet.

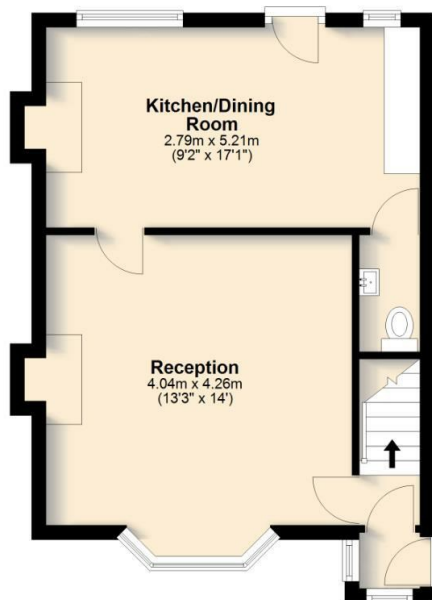
There is an attic space accessible at the top of the stairs with a drop down ladder - the attic space is insulated and is boarded for storage.

To the rear outside there is a large south facing garden with astro turf area, mature trees, shrubs, bulbs and perennial flowers.

This delightful home is brimming with potential and offers an excellent opportunity for those looking to settle in a popular location. Don't miss out on viewing this property—call Petty Real today to arrange a viewing!

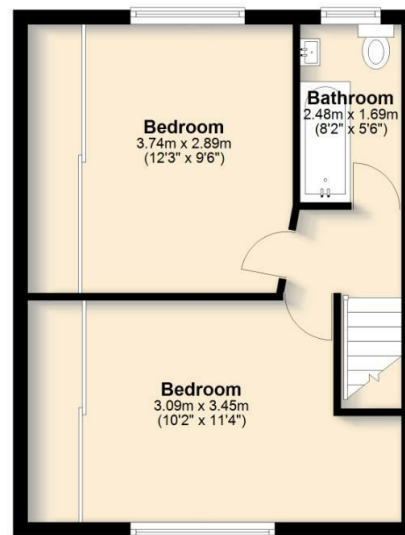
### Ground Floor

Approx. 37.1 sq. metres (399.4 sq. feet)



### First Floor

Approx. 36.5 sq. metres (393.4 sq. feet)



Total area: approx. 73.7 sq. metres (792.8 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.

### Burnley Road, Briercliffe



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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