



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

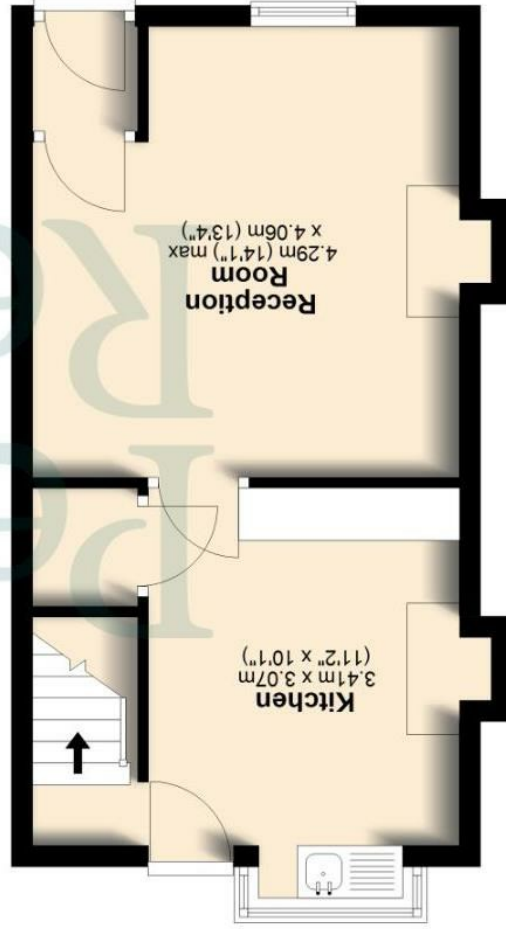
Townley Street, Briercliffe

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

Total area: approx. 64.0 sq. metres (689.4 sq. feet)



First Floor
Approx. 31.7 sq. metres (341.2 sq. feet)



Ground Floor
Approx. 32.4 sq. metres (348.2 sq. feet)



Asking Price £60,000



24 Townley Street
Briercliffe
Burnley
BB10 2HS



Council Tax Band: A



Petty Real are delighted to present to the market Townley Street, Briercliffe – an exciting opportunity for investors, developers, and buyers looking to add value in one of Burnley's most desirable residential locations.

Situated in the highly sought-after area of Briercliffe, this property is in need of full renovation and modernisation throughout, offering fantastic potential to create a superb home or lucrative rental investment. With strong local demand and excellent resale prospects, this is a savvy purchase for those with vision.

The accommodation currently comprises a traditional layout (details to be confirmed upon viewing), providing a blank canvas for refurbishment and redesign. Once modernised, the property would make an ideal first-time buyer home or addition to a rental portfolio.

This is an excellent opportunity to acquire a competitively priced property in a strong residential area with significant potential for capital growth.

Early viewing is highly recommended to fully appreciate the opportunity on offer. Contact Petty Real today to arrange your appointment.

Property Description

The ground floor accommodation begins with a welcoming entrance vestibule (1m x 1m), leading directly into the primary reception room (4.1m x 4.2m). This well-proportioned space offers ample room for a variety of furniture configurations, with useful alcove areas to either side of the chimney breast providing ideal spots for additional storage or fitted units.

To the rear, the kitchen (3.0m x 3.4m) retains character features including the original fireplace positioned on the left-hand wall. There is counter space along the rear wall, while the sink is situated within the bay window overlooking the rear yard, allowing for plenty of natural light. The kitchen also benefits from an understairs storage cupboard, perfect for household essentials and additional pantry space.

To the first floor, the master bedroom is located at the front of the property (4.0m x 3.9m). This generous double room currently features built-in wardrobes along the right-hand wall and further alcove space either side of the chimney breast, while still offering ample room for freestanding furniture.

Bedroom two (1.7m x 3.8m) is positioned across the landing and would make an ideal child's bedroom, home office, or guest room.

The bathroom (2.2m x 2.7m) is located adjacent to the second bedroom and comprises a bath with overhead shower, wash basin, WC, and the boiler.

Overall, the property offers well-balanced accommodation with excellent scope to personalise and enhance.

View more about this property online....

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