



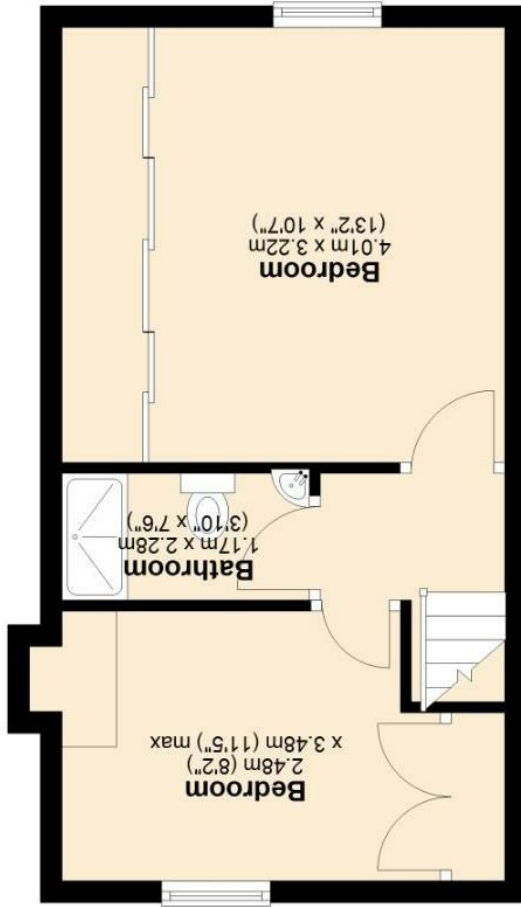
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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

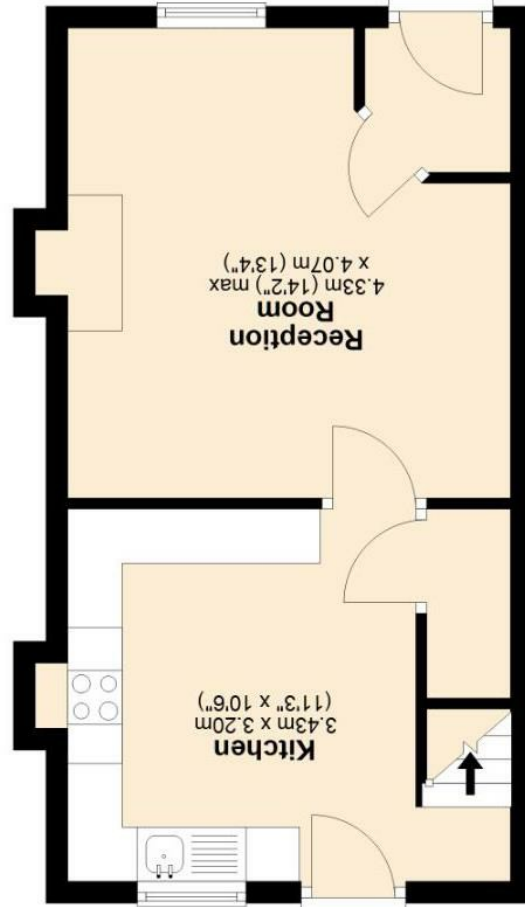
Plan produced using PlanUp.

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

Total area: approx. 64.0 sq. metres (688.8 sq. feet)



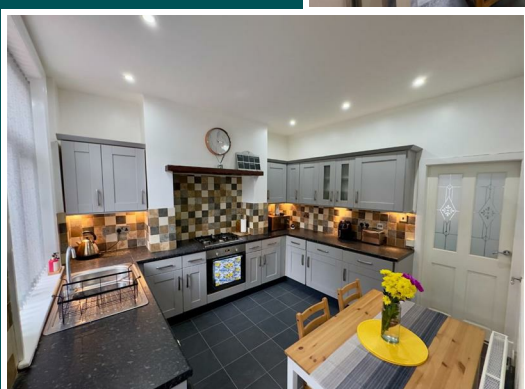
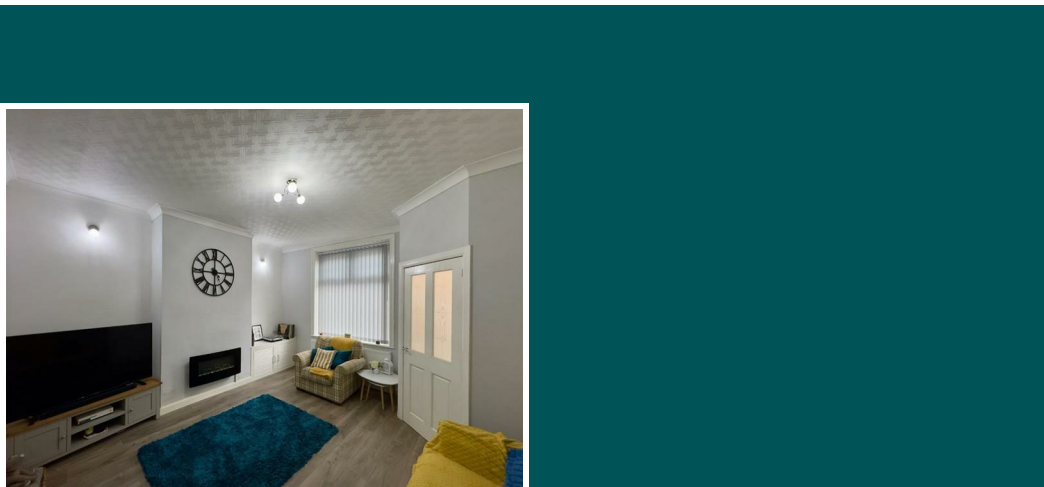
First Floor
Approx. 32.0 sq. metres (344.4 sq. feet)



Ground Floor
Approx. 32.0 sq. metres (344.4 sq. feet)



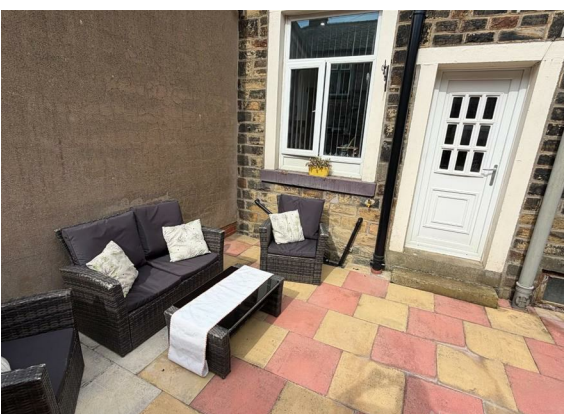
Offers Over £110,000



25 Townley Street
Briercliffe
Burnley
BB10 2HS



Council Tax Band: A



Petty Real are delighted to offer for sale this charming two-bedroom mid-terrace home, situated in the heart of the ever-popular Briercliffe area. Perfectly suited to first-time buyers, this well-presented property enjoys a fantastic location close to a range of local amenities, reputable schools, and transport links, whilst also benefiting from easy access to beautiful countryside walks right on the doorstep. Combining convenience with a desirable village feel, this hidden gem offers an excellent opportunity for those looking to take their first step onto the property ladder. Early viewing is highly recommended to fully appreciate all that this home has to offer.

Property Description

Ground Floor

Entering the property via the front entrance door, you are welcomed into the entrance vestibule measuring approximately 1.34m x 1.33m, providing access to the main reception room.

The spacious and inviting living room (4.07m x 4.33m) serves as the heart of the home. Offering generous proportions, the room comfortably accommodates a variety of furniture layouts, including large sofas, armchairs, coffee tables and media units. A warm and cosy atmosphere makes this the ideal space to relax and unwind.

To the rear is the well-appointed dining kitchen (3.14m x 3.43m). Designed with practicality in mind, the kitchen benefits from work surfaces along the rear, right and rear walls, creating an excellent meal preparation space. The sink is positioned beneath the rear-facing window, overlooking the enclosed yard, whilst the oven is set within an attractive chimney breast feature. There is also ample space for a dining table, making this a fantastic room for everyday family meals and entertaining guests alike.

First Floor

The landing provides access to two bedrooms and the family bathroom.

Positioned at the front of the property is the generous principal bedroom (3.22m x 4.09m). This well-proportioned double bedroom offers plenty of space for a range of freestanding furniture and benefits from the added advantage of integrated wardrobes, providing excellent storage solutions.

The bathroom (2.27m x 1.17m) is fitted with a modern three-piece suite comprising a walk-in shower cubicle, pedestal wash basin and low-level WC.

Located to the rear of the property is the versatile second bedroom (3.35m x 2.47m). Benefiting from useful over-stairs integrated wardrobe storage, this room would make an ideal guest bedroom, nursery, dressing room or home office, depending on the purchaser's requirements.

Overall, this delightful home combines comfortable living accommodation with practical storage solutions throughout, making it an excellent choice for first-time buyers, downsizers and investors alike.

View more about this property online....

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