



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.

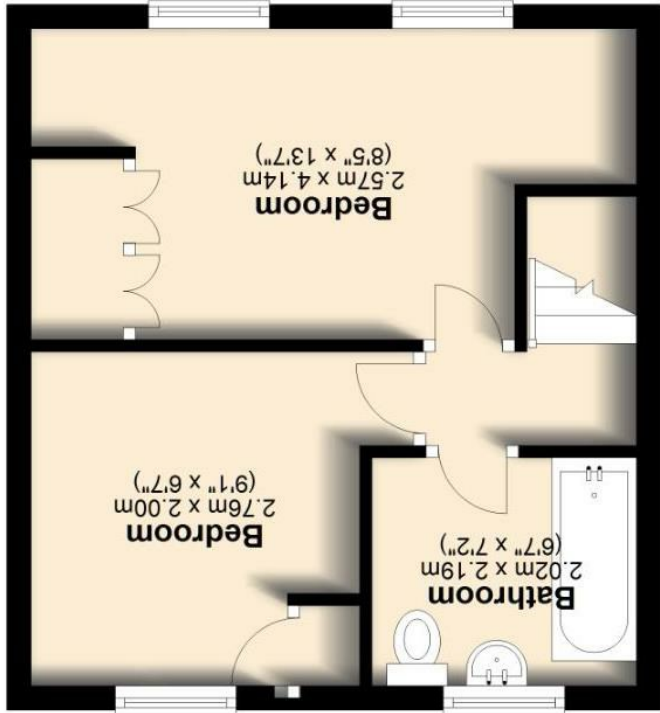
Briercliffe Road, Burnley

Plan produced using PlanUp.

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

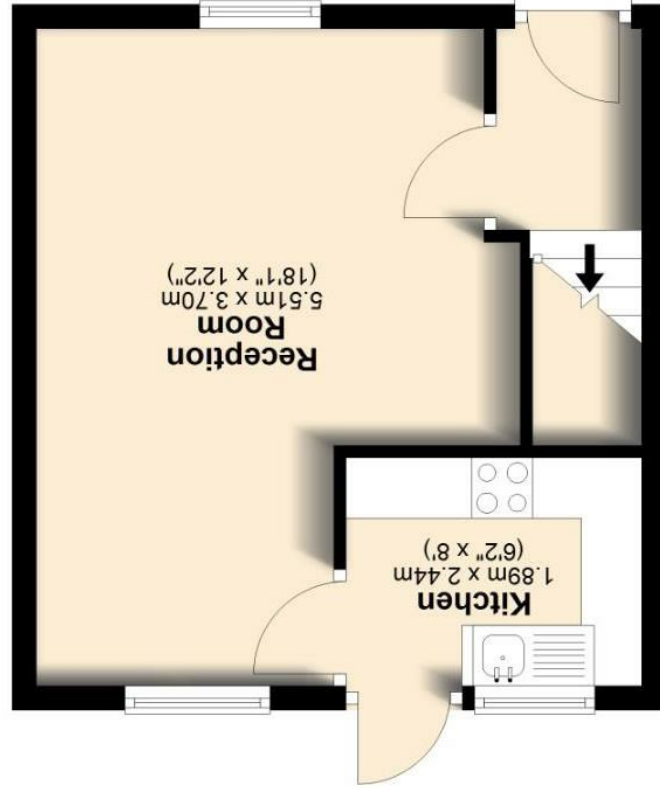
reliant upon them.

Total area: approx. 54.3 sq. metres (584.0 sq. feet)



Approx. 27.1 sq. metres (291.8 sq. feet)

First Floor

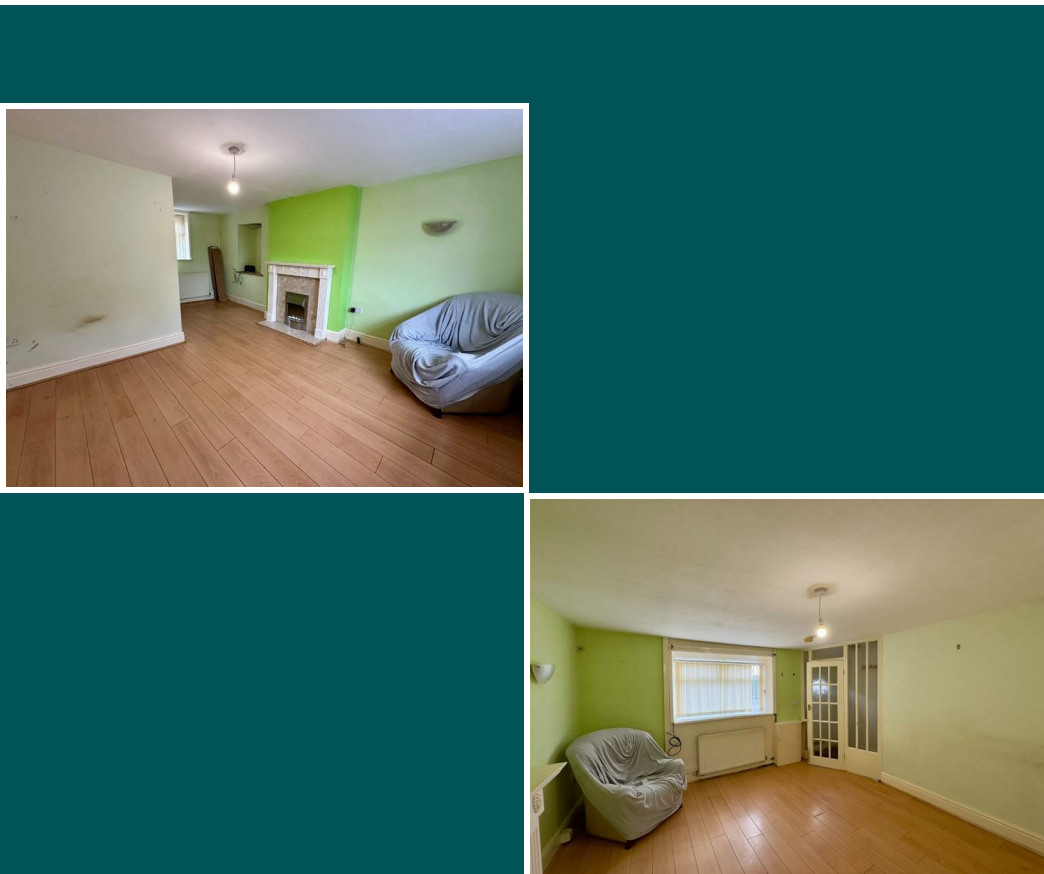


Approx. 27.2 sq. metres (292.3 sq. feet)

Ground Floor



Offers Over £85,000



384 Briercliffe Road

Burnley
BB10 2HA



Council Tax Band: A



Petty Real are delighted to present to the market this charming two-bedroom mid-terrace cottage on Briercliffe Road, Burnley—an excellent opportunity for both first-time buyers and investors alike. Ideally positioned on the cusp of Briercliffe village, the property enjoys a convenient location with local amenities right on the doorstep, while also benefiting from picturesque elevated views to the front across Burnley towards Hambledon Hill. Offered for sale with the added advantage of no onward chain, this home presents a straightforward and appealing purchase in a sought-after setting.

Property Description

Internally, the property offers well-proportioned accommodation across two floors. Upon entering through the front door, you are welcomed into an entrance hall (1.2m x 1.67m), providing access into the main reception room. The reception room (3.70m x 5.50m) is a warm and inviting living space, offering ample room for freestanding furniture including a sofa, armchair, TV with stand and a coffee table—making it an ideal setting for both relaxing and entertaining.

To the rear of the reception room, the kitchen (2.44m x 1.89m) is accessed to the left. The kitchen is thoughtfully laid out with worktops along the rear and both side walls, maximising preparation space. The sink is positioned beneath a window overlooking the rear yard, while the hob is situated on the left-hand side with an oven below. There is a good range of below-counter storage units, along with the added benefit of an integrated fridge and freezer.

To the first floor, the master bedroom (4.60m x 2.51m) is located to the front of the property and offers generous proportions, comfortably accommodating a large bed and bedside furniture. The room further benefits from built-in wardrobes on both sides, providing excellent storage.

The family bathroom (2.22m x 2.06m) is positioned across the landing and comprises a three-piece suite including a bath with overhead shower, wash basin and WC.

Completing the first floor is the second bedroom (2.96m x 2.84m), situated to the rear. This versatile room is ideal for use as a child's bedroom, guest room, or home office, depending on individual needs.



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