



22 Tiverton Drive, Briercliffe, Burnley,
Lancashire BB10 2JT



PROPERTY DESCRIPTION

!! Popular location with eye catching open aspect to the rear !! This three bedroom, semi-detached property is situated in a quiet residential area in the ever popular suburb of Briercliffe. The property is well presented throughout and briefly comprises: an entrance hallway with stairs accessing the first floor, open-plan, 'sunshine' living/dining room boasting dual aspect windows overlooking the front and rear gardens, modern kitchen with complimentary work surfaces and useful under stair storage cupboard. The kitchen leads to a large workshop, ideal for storage. To the first floor are two spacious double bedrooms, both benefitting from built-in and fitted wardrobes, and a single bedroom to the rear with views onto the surrounding countryside, there is also and a fully tiled three piece bathroom suite. The property benefits from UPVC double glazing and has recently had a new roof fitted. Externally there is a large garden to the front with a double driveway, paved and plant bed area. To the rear is a tiered, paved garden with a large shed and again, boasting impressive views onto the neighboring countryside. Early viewing is considered a must!

FEATURES

- Popular location in the heart of Briercliffe/Harle Syke
- Impressive open aspect to the rear
- Three bedroom semi detached property
- Well presented accommodation on offer
- One generous 'sunshine' reception room
- Modern fitted kitchen
- Large workshop
- Three first floor bedrooms
- Three piece, fully tiled bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- Double driveway providing ample off road parking
- Well maintained gardens to the front and rear
- EPC - D
- Council Tax Band C
- Early viewing a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

'Sunshine' reception room

4.17m x 3.59m (13' 8" x 11' 9")

Dining Area

3.39m x 2.27m (11' 1" x 7' 5") Open plan with the sitting room.

Kitchen

3.42m x 2.12m (11' 3" x 6' 11")

First Floor

Bedroom One

3.82m x 2.69m (12' 6" x 8' 10")

Bedroom Two

3.33m x 2.7m (10' 11" x 8' 10")

Bedroom Three

2.49m x 2m (8' 2" x 6' 7")

Bathroom

1.88m x 1.8m (6' 2" x 5' 11")

Outside

Garden

Further Information

Further Information

The property is on a leasehold title, with the residue of a 999 year lease remaining.

The annual ground rent is £1.50.

Council Tax is Band C.

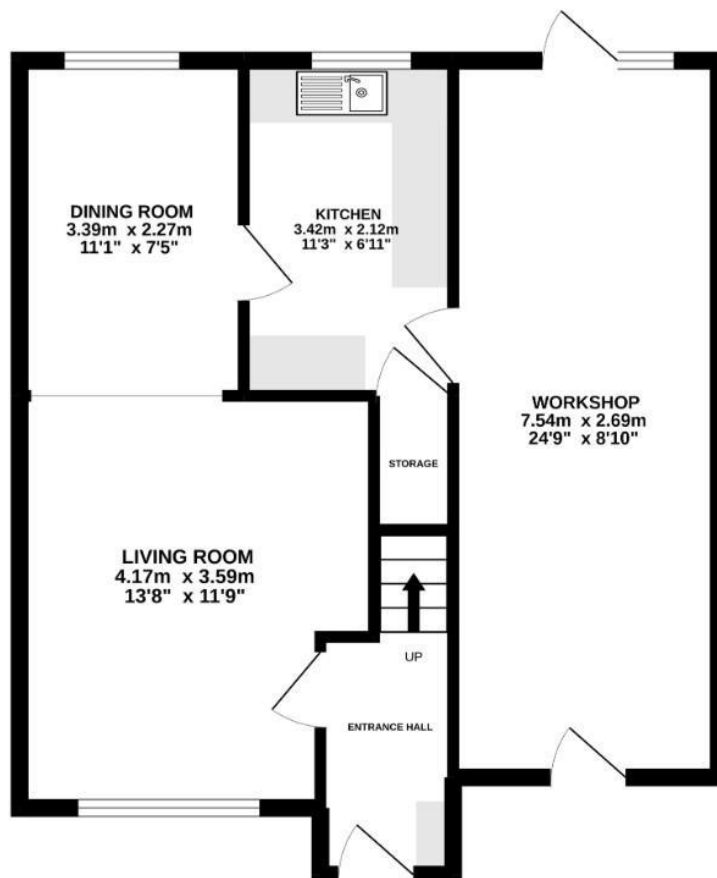
The property is located in an area considered to be low risk for surface water flooding.

Mobile and broadband services are offered by a number of providers and ultrafast is available.

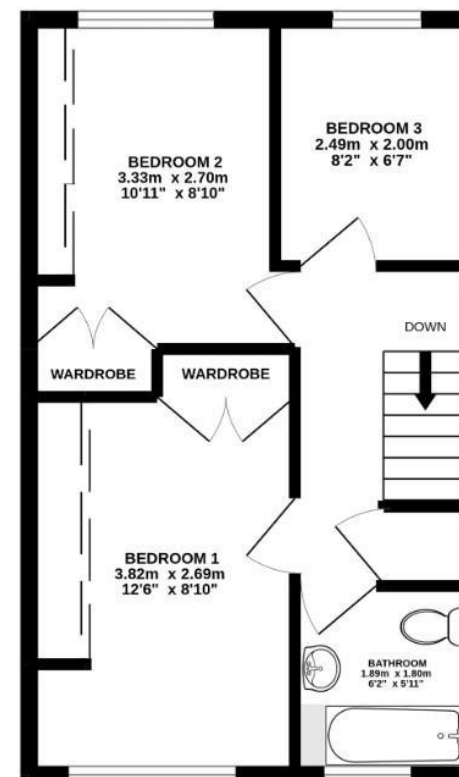


FLOORPLAN

GROUND FLOOR
53.6 sq.m. (577 sq.ft.) approx.



1ST FLOOR
34.3 sq.m. (369 sq.ft.) approx.



TOTAL FLOOR AREA : 87.8 sq.m. (946 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 mis-statement. 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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