



# 86 Talbot Drive, Briercliffe, Burnley, Lancashire. BB10 2RT

- Rent In Advance - £950
- Council Tax - Band B
- EPC - D
- Available from 1st March, 2026
- Driveway and garage
- Deposit in advance - £950



## PROPERTY DESCRIPTION

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JonSimon are delighted to offer to the market this beautifully presented, 2 bedroom semi detached home in the heart of the ever popular Harle Syke, Briercliffe.

Externally to the front, there is both a driveway suitable for multiple cars and a garage offering both parking and security. The entrance to the property leads you to the reception room which offers a feature media wall, carpeted throughout and a spacious living area.

Leading off the living room, a fully fitted modern kitchen with integrated features such as oven/hob and wine cooler.

To the first floor, two bedrooms to which one offers a fitted wardrobe. Separating the two bedrooms, there is a modern 3 piece, family bathroom suite, with vanity basin and contemporary tiling to compliment.

External to the rear of the property, there is a tiered garden with a paved seating area.



## ROOM DESCRIPTIONS

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Burnley  
31, Parker Lane, Burnley, BB11 2BU  
01282 427445  
[info@jonsimon.co.uk](mailto:info@jonsimon.co.uk)