



385 Briercliffe Road, Burnley, Lancashire. BB10 2NL

- Refurbished at the expense of the local authority
- Stunning, 'brand new' accommodation on offer
- Popular location
- One welcoming bay fronted reception room
- Eye catching kitchen with a range of brand new units and a feature ceiling
- Two first floor bedrooms
- Brand new three piece bathroom suite
- Warmed by gas central heating - ran from a brand new combination boiler
- Upvc double glazed throughout
- Ample off road parking and having an EV charging point
- Council Tax - Band B
- EPC- C



PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! Having been impressively refurbished at the expense of the local authority, this extended semi detached home is located on a popular, arterial road and is sure to catch the eye of anyone looking for their first home. Having been 'taken back to brick' the accommodation comprises of: one welcoming bay fronted reception room, an eye catching dining kitchen with a range of brand new units and feature ceiling, two first floor bedrooms and a modern three piece bathroom suite. Warmed by gas central heating - ran from a recently installed combination boiler, and having Upvc double glazing throughout. There is a driveway providing ample off road parking and having an EV charging point. Well maintained gardens to the rear. EPC - C. Council Tax - B. Early viewing a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

Eye Catching Dining Kitchen

First Floor

Bedroom One

Bedroom Two

Bathroom

Outside

Outside

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 £1.05.

Mobile and broadband coverage is offered by a number of companies, and ultrafast is available.

The property is located in an area where the risk of flooding is assessed as low, and the long term risk is assessed as the same.

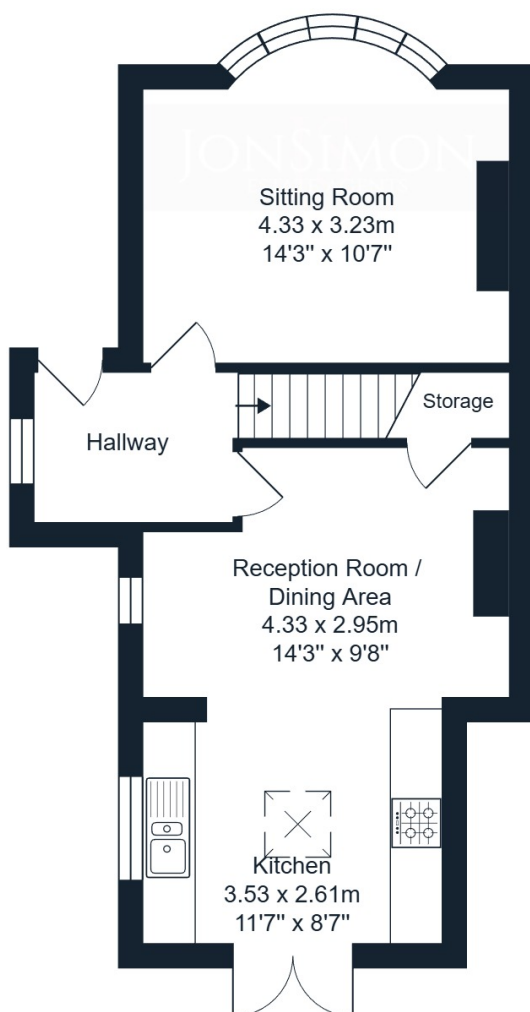
EPC - C

Council Tax - Band B

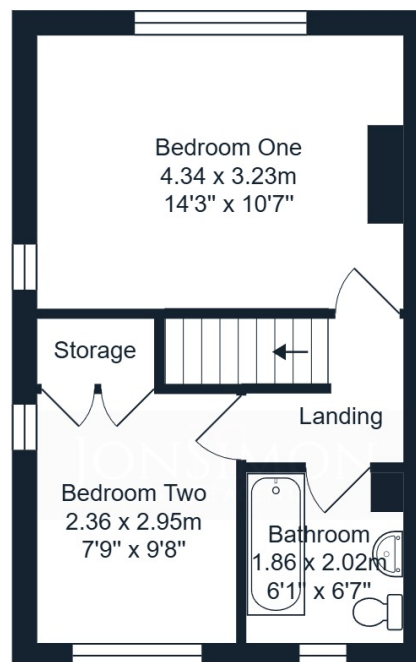


FLOORPLAN

GROUND FLOOR



FIRST FLOOR



**385 Briercliffe Road
Burnley, BB10 2NL**

All measurements are approximate
and for display purposes only.

Total Area: 75.9 m² ... 817 ft²