



4 Chapel Court, Briercliffe, Burnley,  
Lancashire BB10 3QD



## PROPERTY DESCRIPTION

!! Investment Opportunity !! We are delighted to offer for sale a rare opportunity to purchase this character property located in the popular district of Haggate. The property is in need of some cosmetic updating but comprises of: one welcoming reception room, a fitted kitchen, two first floor bedrooms - with potential for a third and a four piece bathroom suite. There is additional land to the side which was previously used as a garage plot and could potentially provide off road parking. The property is warmed by gas central heating and is double glazed throughout. EPC - TBC. Council Tax Band A. Early viewing a must!

## FEATURES

- Investment Opportunity
- Offered for sale with vacant possession
- Rare opportunity to purchase a character property
- Popular rural location
- In need of some cosmetic updating
- One welcoming reception room
- Fitted kitchen
- Two first floor bedrooms - with potential for a third
- Four piece bathroom suite
- Additional land to the side which was previously used a garage plot and could provide off road parking
- Warmed by gas central heating
- EPC - TBC
- Council Tax Band A
- Early viewing a must!





## **ROOM DESCRIPTIONS**

### **Ground Floor**

**Downstairs W/C**

**Dining Kitchen**

**Sitting Room**

### **First Floor**

**Landing Area**

**Bedroom One**

**Bedroom Two**

**Bathroom**

### **Outside**

**Yard/Garage Space**

### **Further Information**

#### **Further Information**

The property is on a freehold title.

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

Council Tax is Band A.

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