



# 406 Briercliffe Road, Burnley, Lancashire. BB10 2HA

- Offered for sale with no onward chain - vacant possession
- Ideal for anyone looking for a first time home
- Suitable for buy to let investment
- Popular location in the heart of Briercliffe/Harle Syke
- One welcoming reception room
- Fitted kitchen
- Two first floor bedrooms
- Modern bathroom suite
- Warmed by gas central heating
- Double glazed throughout
- EPC - G
- Council Tax Band A
- Early viewing a must!



## PROPERTY DESCRIPTION

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!! Offered for sale with no onward chain !! This two bedroom cottage is found in the ever popular district of Briercliffe, and is sure to catch the eye of anyone looking for their first home. The accommodation is in need of some cosmetic updating but comprises of: one welcoming reception room, a modern fitted kitchen, two first floor bedrooms and a modern three piece shower room. The property is warmed by gas central heating and is Upvc double glazed throughout. Council Tax Band A. EPC - G. Early viewing is considered a must!



## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hallway

#### Sitting Room

5.13m x 3.58m (16' 10" x 11' 9")

#### Kitchen

2.63m x 2.27m (8' 8" x 7' 5")

### First Floor

#### Bedroom One

15' 01" x 8' 11" (4.60m x 2.72m)

#### Bedroom Two

9' 01" x 7' 10" (2.77m x 2.39m)

#### Bathroom

#### Outside

#### Yard

### Further Information

#### Further Information

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

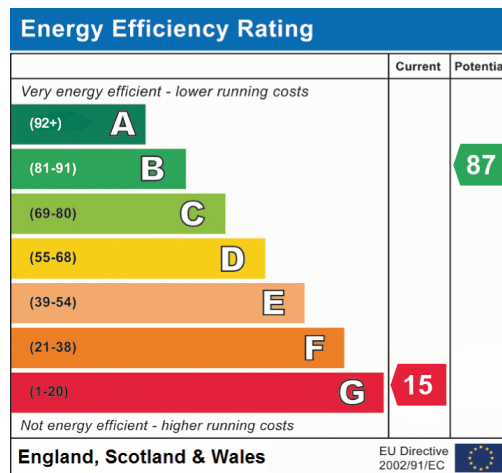
The ground rent is £1.05

The council tax is Band A.

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

Broadband and mobile services are offered by a number of providers and ultrafast is available.





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