



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



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! We are delighted to offer for sale a rare opportunity to purchase this character property located in the popular district of Haggate. The property has just undergone an impressive scheme of refurbishment and comprises of: one welcoming reception room, an eye catching, brand new fitted kitchen with ample dining space, downstairs W/C, three first floor bedrooms - all being well proportioned and a modern 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 - ran from a brand new combination boiler and is double glazed throughout. EPC - E. Council Tax Band A. Early viewing a must!

## FEATURES

- Offered for sale with no onward chain - vacant possession
- Having just undergone a complete scheme of refurbishment
- Rare opportunity to purchase a character property
- Popular rural location
- One spacious welcoming reception room
- Eye catching brand new fitted kitchen
- Three well proportioned first floor bedrooms
- Brand new 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
- Council Tax Band A
- EPC - E
- 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 and ultrafast is available (information from ofcom availability checker).

Council Tax is Band A.

EPC - C

The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

