

£179,995 Freehold



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 as 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	46
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		