



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

- 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!



## PROPERTY DESCRIPTION

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!! 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!



## ROOM DESCRIPTIONS

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### Ground Floor

Downstairs W/C

Dining Kitchen

Sitting Room

### First Floor

Landing Area

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

### Outside

Yard/Garage Space

### Further Information

#### Further Information

The property is on a freehold title.

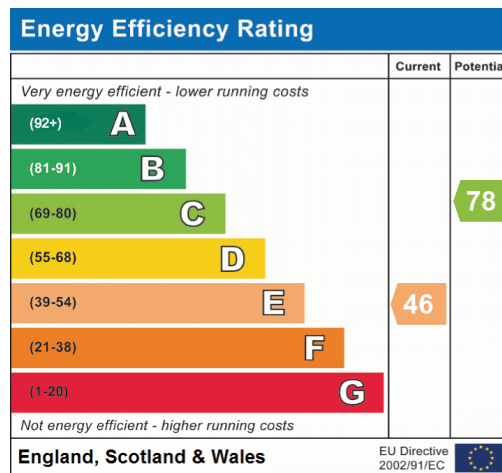
Mobile and broadband services are offered by a number of providers and ultrafast is available (information from ofcom availability checker).

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.





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