



99 Burnley Road, Briercliffe, Burnley,
Lancashire BB10 2HJ



PROPERTY DESCRIPTION

!! Ideal for anyone looking for their first home !! Occupying a popular elevated position, this substantial end of terrace property sits right in the heart of the popular Harle Syke, and is sure to catch the eye of anyone looking for their first home. The beautifully presented accommodation comprises of: two separate reception rooms, an eye catching modern kitchen, three well proportioned bedrooms to the first floor, and a modern three piece bathroom suite. There is a low maintenance yard to the rear, and the property is warmed by gas central heating whilst being Upvc double glazed throughout. EPC - C. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- Ideal for anyone looking for their first home
- Occupying a popular elevated position
- Located in the heart of the popular Harle Syke
- Beautifully presented accommodation on offer
- Two separate reception rooms
- Eye catching modern kitchen
- Three well proportioned first floor bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating, and being Upvc double glazed throughout
- Low maintenance rear yard
- EPC - C
- Council Tax - Band A
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room
11' 08" x 14' 05" (3.56m x 4.39m)

Lounge
14' 01" x 14' 05" (4.29m x 4.39m)

Modern Kitchen
13' 01" x 6' 02" (3.99m x 1.88m)

First Floor

Bedroom One
11' 10" x 14' 09" (3.61m x 4.50m)

Bedroom Two
10' 03" x 8' 04" (3.12m x 2.54m)

Bedroom Three
6' 07" x 8' 11" (2.01m x 2.72m)

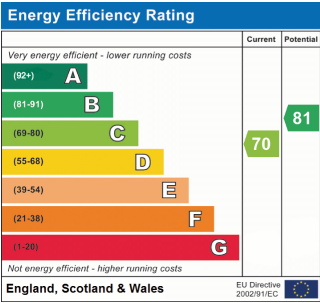
Family Bathroom

Outside

Outside

Further Information

Further Information
The property is on a freehold title.
Mobile and broadband services are offered by a number of companies, and ultrafast is available.
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.
EPC - D
Council Tax - Band A



FLOORPLAN

