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Sale



28 New Taylor Fold
Briercliffe
Burnley BB10 2LP

£160,000



Key Features:

- Stunning home
- Sought after location
- Living kitchen
- Main bedroom with en-suite
- Driveway to the front & landscaped garden to the rear
- Perfect for growing family or first time buyer
- Lounge/Dinner
- Three good sized bedrooms
- Recently installed modern three piece bathroom
- No chain

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

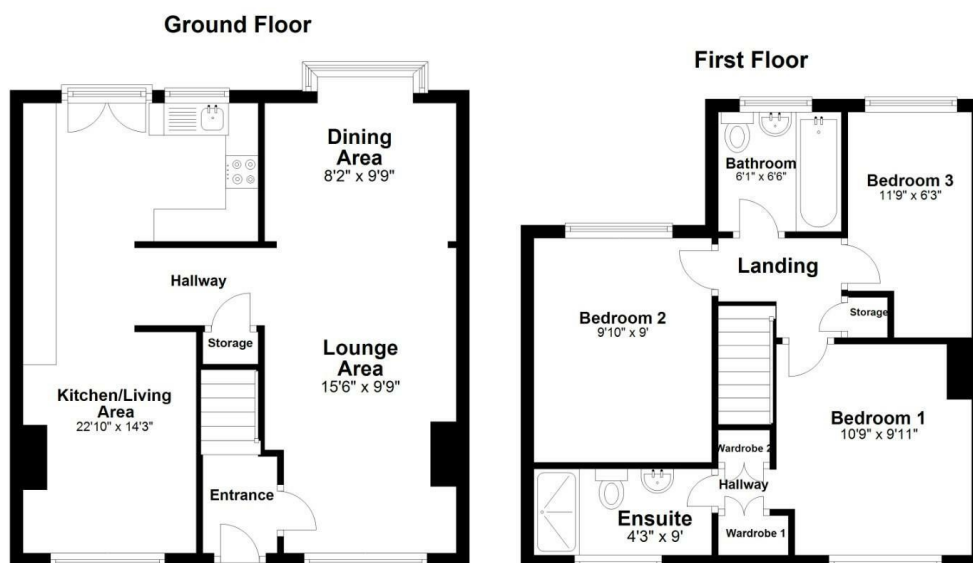


26 Manchester Road, Burnley, Lancashire, BB11 1HH
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3 BEDROOM House - Terraced



Main Description:

Stunning family home would suit first time buyers, young families and those looking to down-size, and is immaculately presented throughout. Located within the popular village of Briercliffe which is located near to open countryside. The area is popular and sought after by those looking to have the convenience of a large town on the down there doorstep.

The property briefly comprises to the ground floor of entrance lobby access via a UPVC double glazed and has stairs providing access to the first floor. Open plan lounge with dining area with living flame gas fire with surround and under stairs storage cupboard. From the lounge leads into a spacious open plan living kitchen, the kitchen houses an extensive range of matching wall and base units with contrasting work surfaces and splash backs, integrated oven, hob with extractor hood over, fridge freezer and there is plumbing for automatic washing machine, 1 1/2 sink unit and French patio doors providing access to the rear garden.

To the first is a landing where there is a fitted storage cupboard and provides access to the loft storage space. There are three good sized bedrooms, the main bedroom benefits from a modern three piece en-suite shower and the owners of recently installed a modern three piece family bathroom.

Externally to the front is a driveway providing off road parking for two cars and to the rear is a private landscaped garden with lawn and paved patio.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating.

No onward chain!



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.