



*3 Queen Street  
Briercliffe  
Offers Over: £129,950*



**Pendle Hill**  
**Properties**  
estate and letting agents

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## *3 Queen Street, Briercliffe*

*A well-presented, two-bedroom,  
traditional mid terrace home,  
conveniently located in the popular  
Briercliffe area of Burnley.*

*Briefly comprising, entrance hall, dining  
room, lounge, and kitchen on the ground  
floor, along with two bedrooms and  
bathroom on the first floor.*

*Externally the property has an attractive,  
paved forecourt garden to the front,  
along with a paved yard to the rear.*



## ENTRANCE HALL

A UPVC entrance door opens into the welcoming entrance hall, briefly comprises, first floor balustrade staircase, under-stairs storage cupboard, radiator, laminate flooring, ceiling coving, and chrome ceiling spotlights.

## DINING ROOM

The dining room with UPVC double glazed window overlooking the front of the property, briefly comprising, Limestone fireplace and hearth with living flame gas fire, built in storage cupboard, radiator, laminate flooring, three wall light points, ceiling coving and chrome ceiling spotlights. The dining room allows open access into the lounge via double bi fold doors.

## LOUNGE

The spacious lounge with UPVC double-glazed window overlooking the rear of the property, briefly comprises, Limestone fireplace and hearth with living flame gas fire, radiator, carpeted flooring, four wall light points, ceiling coving, and ceiling light point.

## KITCHEN

The spacious kitchen with UPVC double-glazed window overlooking the rear of the property, briefly comprising, a range of Oak effect base and wall mounted units with complementary laminate work surfaces, stainless steel sink with drainer and chrome mixer tap, space for a large range cooker, stainless steel overhead extractor, space for a freestanding fridge freezer, space and plumbing for a washing machine and tumble dryer, chrome radiator, ceramic tile flooring and chrome ceiling spotlights.

A UPVC part glazed door allows access out into the rear yard.

The properties Baxi combination boiler is neatly housed in one of the wall mounted units.

## BEDROOM ONE

A spacious double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, fitted sliding wardrobes, built in storage cupboard, radiator, carpeted flooring, ceiling coving, and chrome ceiling spotlights.

## BEDROOM TWO

A double bedroom with UPVC double glazed window overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, ceiling coving, and ceiling light point.

## BATHROOM

A generously proportioned bathroom with UPVC double glazed frosted window, briefly comprising, large feature bath which is attractively box framed with mosaic tiles and chrome mixer tap, large corner shower enclosure with chrome thermostatic shower with oversized rainfall head, pedestal sink with chrome mixer tap, low level WC, ceramic wall tiles, chrome towel radiator, vinyl flooring, ceiling coving and chrome ceiling spotlights.

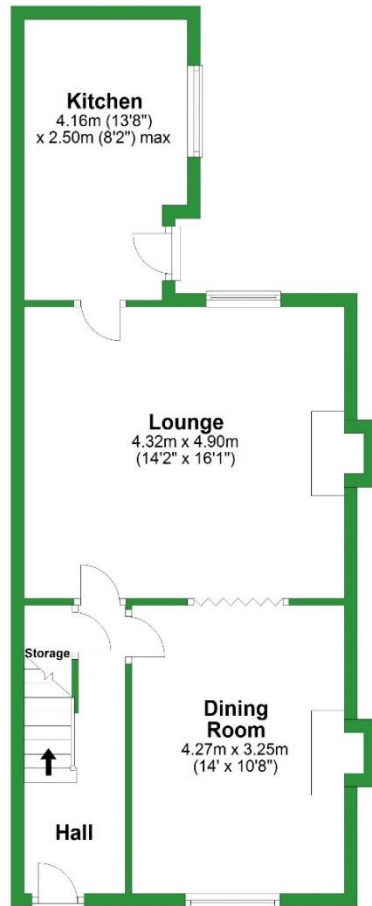
## EXTERNAL

Externally the property has an attractive, paved forecourt garden to the front, along with a paved yard to the rear.



## Ground Floor

Approx. 52.6 sq. metres (566.7 sq. feet)

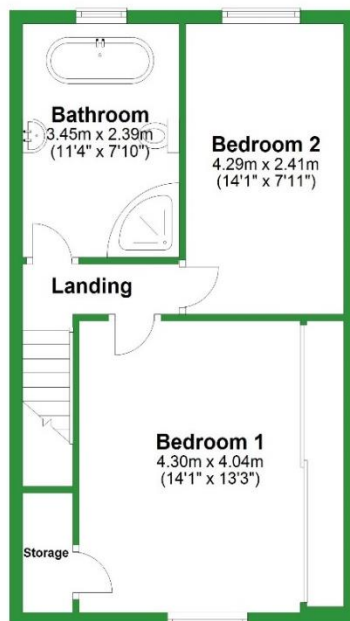


Total area: approx. 95.2 sq. metres (1025.0 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

## First Floor

Approx. 42.6 sq. metres (458.3 sq. feet)



## VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

## OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

**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.

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