





3 Haggate Fold

Briercliffe, Burnley

Council Tax band: E

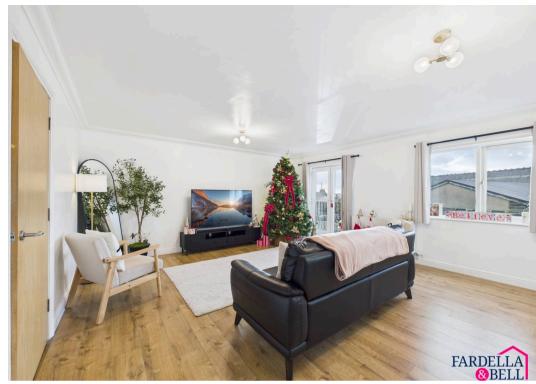
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Off-road parking
- Modern kitchen
- Modern bathrooms
- Spacious bedrooms with skylight windows
- Garden access to the rear
- Spacious Living areas
- Popular Harle Syke Location

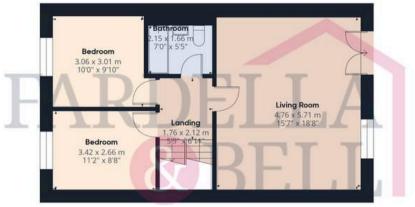












FARDELLA & BELL

Approximate total area

153.7 m² 1655 ft²

Reduced headroom

6.8 m²

73 ft²

Floor 1

Bathroom
1.21 x 2.67 m
3'11" x 8'9"

1.25 x 2.65 m
4'1" x 8'8"

Bedroom
4.76 x 5.72 m
157" x 18'9"

Landing
1.77 x 32 m
5'9" 4'3

Floor 0

**w

Floor 2

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







GARDEN

Outside, the property benefits from a low-maintenance front garden, off-road parking with driveway and integral garage, and a private rear garden that's easy to enjoy and manage.

DRIVEWAY

2 Parking Spaces



Fardella & Bell Estate Agents

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