



### 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









**Floor 0**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

153.7 m<sup>2</sup>

1655 ft<sup>2</sup>

**Reduced headroom**

6.8 m<sup>2</sup>

73 ft<sup>2</sup>

(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**



**Floor 2**







#### **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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