



## 53 Burnley Road

Briercliffe, Burnley

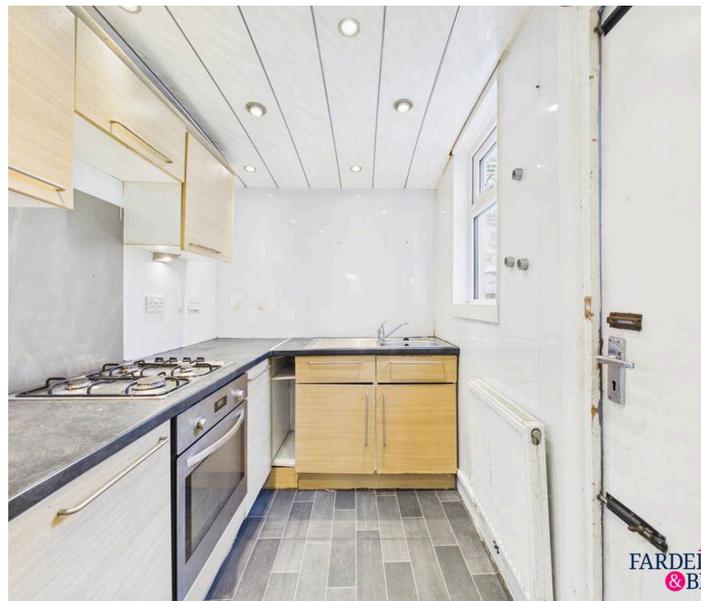
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Garden Fronted
- Two Reception Rooms
- Huge Potential
- Great Investment
- No Chain
- Freehold
- Council Tax Band A



### Ground Floor

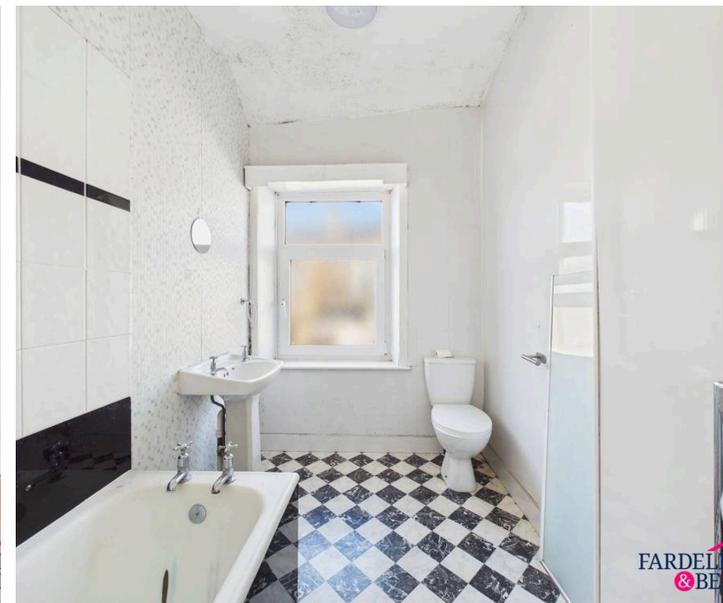
Although this two bedroom terrace home would benefit from refurbishment works, it offers an excellent opportunity for a purchaser to add value. The ground floor features well proportioned living space comprising of; entrance hallway, two large reception rooms and a separate kitchen which provides rear access into the yard.

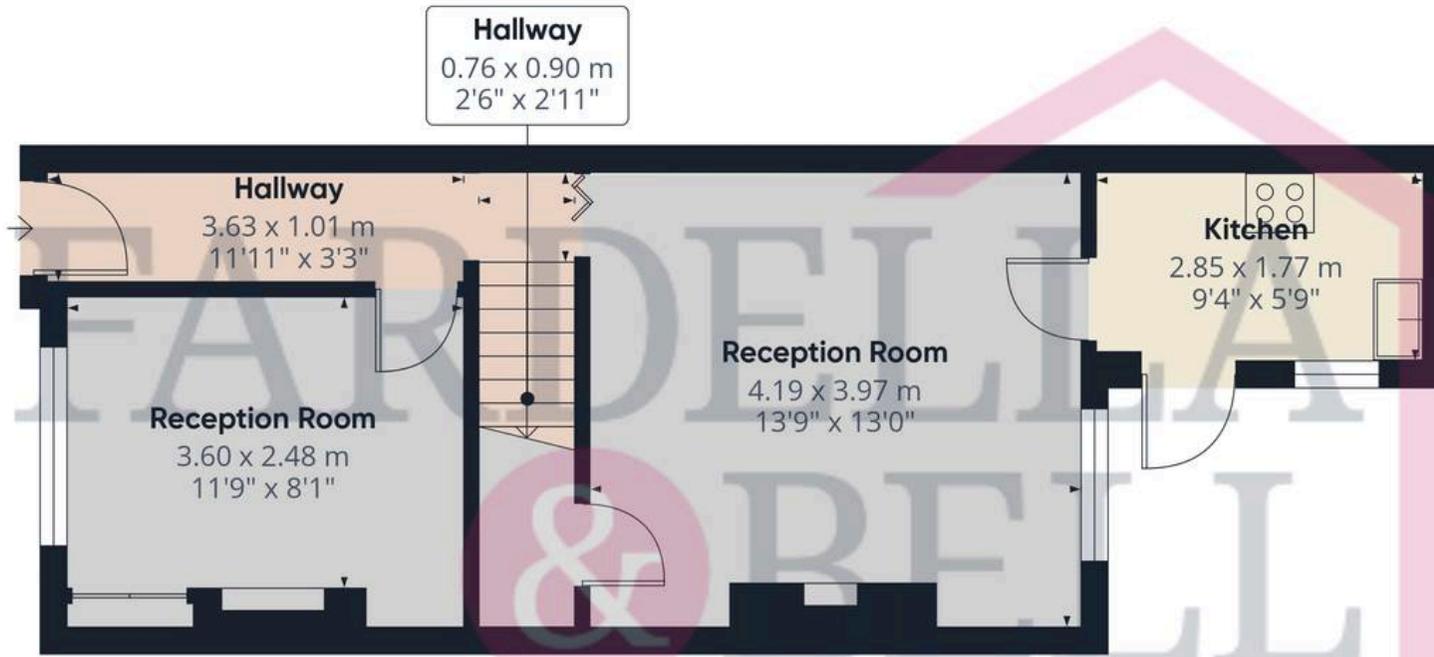
### First Floor

The first floor comprises of a large double bedroom to the front of the property aswell as a smaller bedroom to the rear. There is also a good sized family bathroom to this floor.

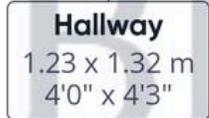
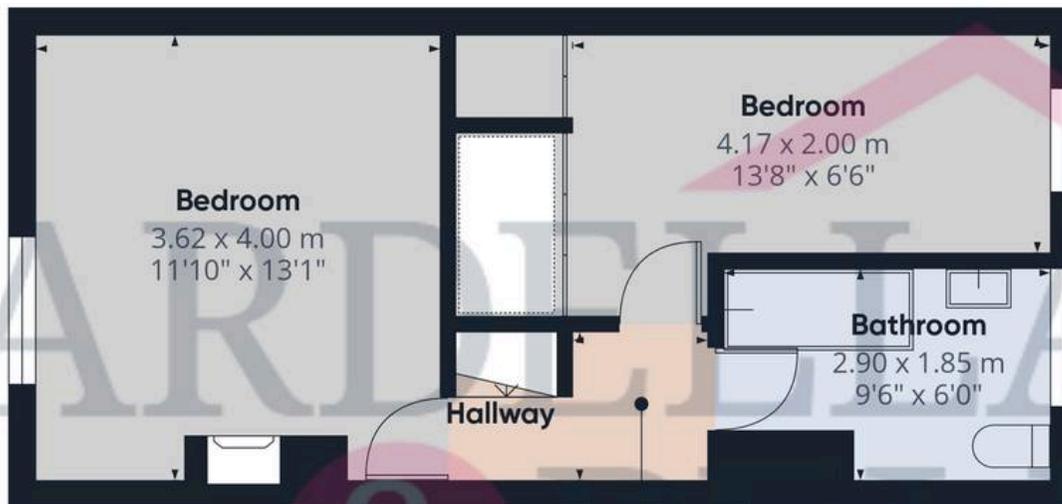
### Externally

Externally, there is a garden to the front of the property as well as a low maintenance yard to the rear, featuring additional outside storage.





Floor 0



Floor 1



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

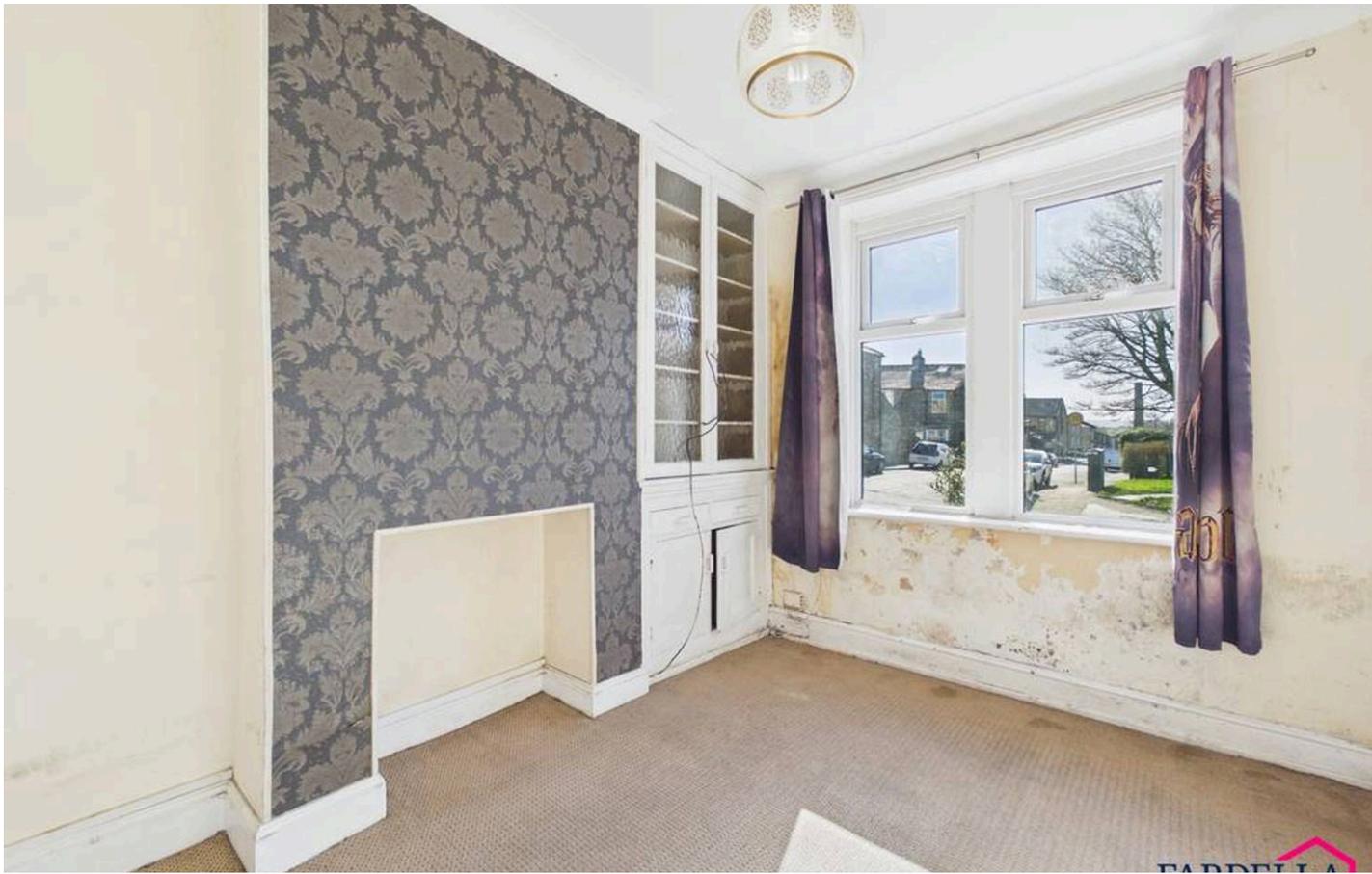
69.9 m<sup>2</sup>

753 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



## GARDEN

The property boasts outside space to the front and rear.





BRITISH  
PROPERTY  
AWARDS  
2025  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT  
IN BURNLEY



BRITISH  
PROPERTY  
AWARDS  
2025  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT  
IN NORTH WEST  
(CUMBRIA & LANCASHIRE)

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