

26 Talbot Street, Briercliffe, Burnley, BB10 2HW

Price £119,950

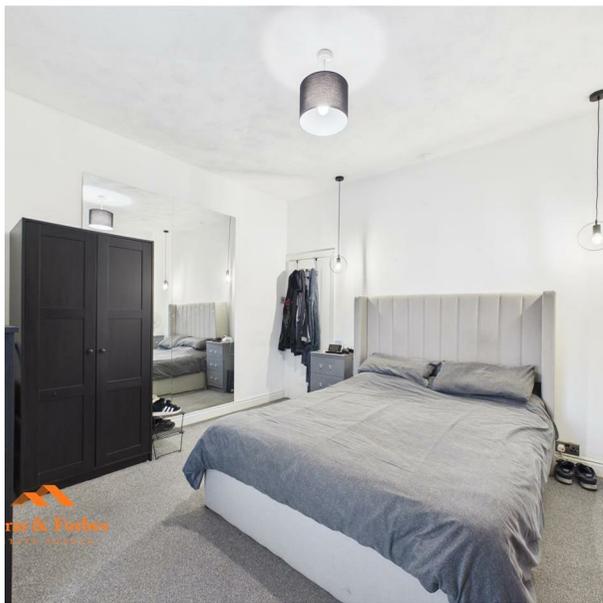
Council Tax Band:



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This two-bedroom mid-terrace home, located in the popular Harle Syke area, is an ideal first-time purchase and is offered for sale with no onward chain. Conveniently situated close to local shops, cafés and amenities, and just a short drive from Burnley town centre, the property offers excellent access to everyday conveniences and commuter routes.

Upon entering, you are welcomed by an entrance vestibule leading into the lounge, which features an attractive fire surround creating a natural focal point and offering the potential for a fitted fire or log burner. To the rear, the kitchen diner is fitted in an L-shaped arrangement with white gloss wall, base and drawer units, complemented by contrasting work surfaces and an integrated oven. There is ample space for dining, along with useful understairs storage.

To the first floor, there are two bedrooms, comprising a spacious double and a generous single bedroom. The bathroom is fitted with a modern three-piece suite including a low-level WC, cabinet hand wash basin, and a panelled bath with rainfall shower and stylish tiled splashback.

Externally, the property benefits from an enclosed rear yard, providing a private outdoor space. With its convenient location, practical layout, and no chain delay, this property represents an excellent opportunity for first-time buyers or investors alike.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	