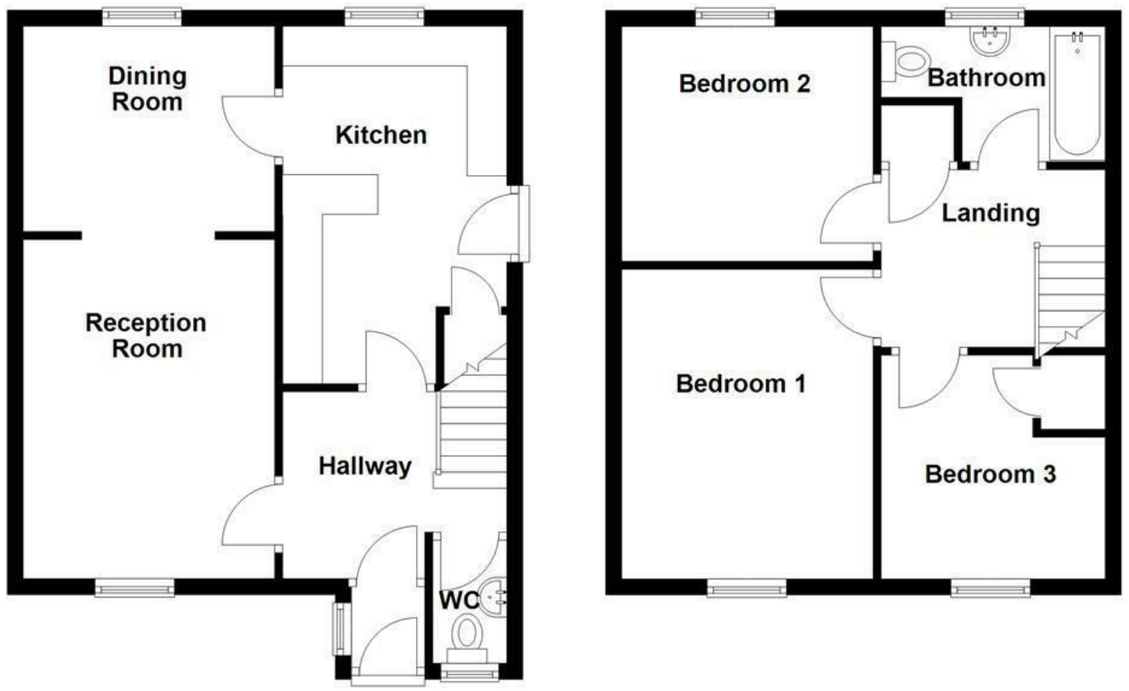
Keenans



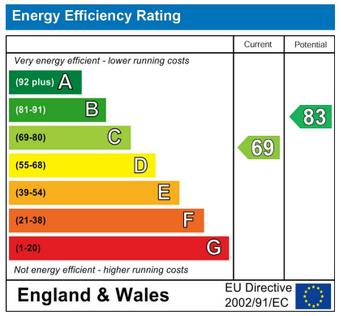
All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.











Hillside Close, Brierfield, BB9 5DS

Offers Over £200,000

AN ENVIABLE DETACHED FAMILY HOME

Situated on a fantastic corner plot, this three bedroom detached property is being proudly welcomed to the market within the desirable location of Brierfield on a popular estate. Featuring wrap-around gardens, stunning views of Pendle Hill and open plan living space this property provides versatile and spacious living accommodation bursting with potential to become the perfect family home! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Nelson and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, fitted kitchen, WC and staircase to the first floor. The reception room leads openly to a dining area. The first floor comprises of three generously sized bedrooms and a family bathroom. Externally there is an enclosed wrap around garden which has been beautifully presented with laid to lawn, paving and bedding areas, as well as access to a garage. To the front there is a stone chip garden with off road parking and access to the garage.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

21 Manchester Road, BB11 1HG
Tel: 01282469023 | Email: burnley@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Hillside Close, Brierfield, BB9 5DS

Offers Over £200,000

3 | 1 | 2 | C

- Impressive Detached Property
- Spacious Reception Room
- Off Road Parking & Garage
- EPC Rating: C
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band D

Ground Floor

Entrance Porch

3'2 x 3' (0.97m x 0.91m)

UPVC double glazed entrance door, UPVC double glazed leaded window and hardwood single glazed door to the hallway.

Hallway

9'3 x 7'9 (2.82m x 2.36m)

Central heating radiator, coving, stairs to the first floor, hardwood single glazed doors to the reception room and kitchen and hardwood door to the WC.

WC

5'1 x 3'1 (1.55m x 0.94m)

UPVC double glazed frosted window, vanity top wash basin and low basin WC.

Reception Room

14' x 10'5 (4.27m x 3.18m)

UPVC double glazed leaded window, central heating radiator, gas fire with stone surround, television point, dado rail, two feature wall lights, coving and open to the dining room.

Dining Room

10'5 x 8'6 (3.18m x 2.59m)

UPVC double glazed window, central heating radiator, dado rail, coving and hardwood single glazed door to the kitchen.

Kitchen

14'9 x 9'3 (4.50m x 2.82m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units with marble effect surfaces and tiled splashbacks, composite one and a half bowl sink with drainer and mixer tap, electric oven with four ring gas hob, plumbing for washing machine, space for dryer and fridge, Worcester boiler, understairs storage, wood cladded ceiling with spotlights, tile effect flooring and UPVC double glazed door to the side elevation.

First Floor

Landing

9'3 x 7'2 (2.82m x 2.18m)

UPVC double glazed window, coving, loft access and doors to three bedrooms, bathroom and storage cupboard.

Bedroom One

12'9 x 10'6 (3.89m x 3.20m)

UPVC double glazed leaded window and central heating radiator.

Bedroom Two

10'6 x 9'8 (3.20m x 2.95m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'3 x 9'3 (2.82m x 2.82m)

UPVC double glazed leaded window, central heating radiator and over stairs storage.

Bathroom

9'3 x 5'7 (2.82m x 1.70m)

UPVC double glazed frosted window, central heating radiator, wood panelled bath, pedestal wash basin, low basin WC, tiled elevations, wood cladded ceiling with spotlights, dado rail and extractor fan.

External

Front

Stone chipped garden and paved driveway providing off road parking leading to the garage.

Rear

Wrap around laid to lawn garden with paving, planted beds and access to the garage.

Garage

16'9 x 8' (5.11m x 2.44m)

Power, light and UPVC double glazed door to the side.

















Tel: 01282469023

www.keenans-estateagents.co.uk