



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.



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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Massey Lane, Brierfield, BB9 5JT

### £399,950

A CHARMING THREE BEDROOM COTTAGE WITH APPROX 2 ACRES OF LAND & MOORING

Nestled in the heart of a semi-rural location in Brierfield with an attractive outlook over the canal towards Pendle Hill, this three-bedroom cottage is being welcomed to the property market. Ideally suited for a small family or equestrian family looking for three well-proportioned bedrooms, a blend of traditional features and modern fixtures, and a generous outdoor space leading down to the canal side. The property, despite its seemingly rural position, also provides easy access to all local amenities and major commuter routes along the M65 motorway.

The property comprises briefly, to the ground floor: entrance to a hallway with cloak storage and door leading to a contemporary kitchen/diner. The kitchen/diner has stairs leading to the first floor and doors providing access to a shower room, and a living room. To the first floor is a landing with doors leading to three double bedrooms and a shower room. Externally there is a paved garden to the front of the property with bedding areas. There is approximately 2 acres of land including a lawned garden with bedding areas and a greenhouse. The remainder of the land is split into paddocks with a barn and leading down to a mooring on the canal side.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

# Massey Lane, Brierfield, BB9 5JT

£399,950



- Beautifully Presented Cottage
- Two Shower Rooms
- Private Parking For Numerous Vehicles
- EPC Rating: D
- Three Bedrooms
- Approx. 2 Acres Of Land & Mooring
- Freehold
- Contemporary Open Plan Dining Kitchen
- Gardens With Numerous Outbuildings
- Council Tax Band D

## Ground Floor

### Entrance Hallway

8' x 5'1 (2.44m x 1.55m)

Hardwood front entrance door, central heating radiator, tiled flooring, cloakroom and door to the kitchen.

### Kitchen

19'10 x 18' (6.05m x 5.49m)

Hardwood single glazed barn window, two central heating radiators, range of high gloss wall and base units with laminate surfaces, island and breakfast bar, range cooker with seven ring gas hob, extractor hood, stainless steel one and a half bowl sink with mixer tap, plumbing for washing machine, integrated microwave and fridge freezer, exposed beams, wood effect flooring, stairs to the first floor and doors to reception room and shower room.

### Reception Room

13'10 x 11'4 (4.22m x 3.45m)

Central heating radiator, open fire, television point, coving, wood effect flooring and aluminium double glazed sliding doors to the front elevation.

### Shower Room

10'11 x 5'9 (3.33m x 1.75m)

Dual flush WC, vanity top wash basin, walk in direct feed shower unit, tiled elevations, extractor fan and tiled flooring.

## First Floor

### Landing

Doors to three bedrooms and shower room.

### Bedroom One

13'4 x 11'3 (4.06m x 3.43m)

UPVC double glazed French doors to the Juliet balcony, central heating radiator and wood effect flooring.

### Bedroom Two

12'3 x 9'11 (3.73m x 3.02m)

Hardwood double glazed circular window, central heating radiator and fitted wardrobes.

### Bedroom Three

9'3 x 7'10 (2.82m x 2.39m)

Hardwood double glazed window and central heating radiator.

### Shower Room

4'11 x 4'10 (1.50m x 1.47m)

Dual flush WC, vanity top wash basin, direct feed shower unit, tiled elevations, extractor fan and tiled flooring.

### External

Approximately two acres of land leading down to the canal. There is a laid to lawn garden, paved garden and a number of outbuildings including: barn, greenhouse, two garages (one with a pergola), a wooden hut and a shed.



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