

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			85
(81-91) B			
(69-80) C		70	
(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	

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.

Montfieldhey, Brierfield, BB9 5ND

£250,000

AN ENVIABLE THREE DOUBLE BEDROOM DETACHED PROPERTY

Having been fully updated and presented to the highest standard throughout with immaculate presentation, spacious rooms and stunning gardens, this impressive three double bedroom detached property is being proudly welcomed to the market in the highly regarded location of Brierfield. Benefitting from off road parking for two cars, detached garage and three double bedrooms, this property is the perfect family home not to be missed! Situated conveniently close to bus routes, good 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, WC and staircase to the first floor. The reception room leads openly on to a contemporary fitted kitchen diner which guides you on to a conservatory. The first floor comprises of doors on to three double bedrooms and a modern three-piece bathroom suite. The main bedroom benefits from an en suite shower room. Externally there is a fantastic wrap around garden with laid to lawn, patio and bedding areas to the rear. To the front there is a laid to lawn garden with bedding areas, off road parking and access on to a detached garage.

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

Montfieldhey, Brierfield, BB9 5ND

£250,000



- EPC Rated C
- Off Road Parking
- Rural Views
- Detached House
- Freehold Property
- Granite Integrated Fitted Kitchen
- Three Bedrooms
- Council Tax Band C
- Spacious Rear Garden
- Detached Garage

Ground Floor

Hall

11'09 x 3'05 (3.58m x 1.04m)

Central heating radiator, smoke alarm, wood effect laminate floor, door to reception room, WC, stairs to the first floor.

WC

2'08 x 5'05 (0.81m x 1.65m)

UPVC double glazed frosted window, central heating radiator, vanity top high gloss wash basin with waterfall mixer tap, low basin WC, travertine floor.

Reception Room One

15'06 x 12'03 (4.72m x 3.73m)

UPVC double glazed window, central heating radiator, coving, high gloss wood effect flooring, understairs storage with power and lighting.

Kitchen / Dining Room

15'04 x 10'00 (4.67m x 3.05m)

UPVC double glazed window, central heating radiator, range of composite high gloss cream wall and base units, granite surfaces, tiled backsplash, ceramic Belfast double sink with high spout mixer tap, integrated double oven with five ring gas hob, integrated fridge, freezer, integrated dishwasher. spotlights, extractor fan, wood effect high gloss laminate floor, UPVC double glazed patio doors to conservatory.

Conservatory

16'07 x 7'02 (5.05m x 2.18m)

UPVC double glazed window, ceiling fan, polycarbonate ceiling, wood effect high gloss laminate floor, UPVC double glazed patio doors to rear.

First Floor

Landing

11'01 x 6'03 (3.38m x 1.91m)

UPVC double glazed window, smoke alarm, over the stairs storage with boiler, loft access, doors to three bedrooms and bathroom.

Bedroom One

12'02 x 8'11 (3.71m x 2.72m)

UPVC double glazed window, central heating radiator, door to ensuite.

Ensuite

8'11 x 3'02 (2.72m x 0.97m)

UPVC double glazed frosted window, CHROME heated towel rail, dual flush WC, pedestal wash basin with waterfall mixer taps, direct feed rainfall enclosed shower, full tiled elevations, spotlights, extractor fan, travertine floor.

Bedroom Two

8'11 x 9'11 (2.72m x 3.02m)

UPVC double glazed window, central heating radiator.

Bedroom Three

11'02 x 6'05 (3.40m x 1.96m)

UPVC double glazed window, central heating radiator.

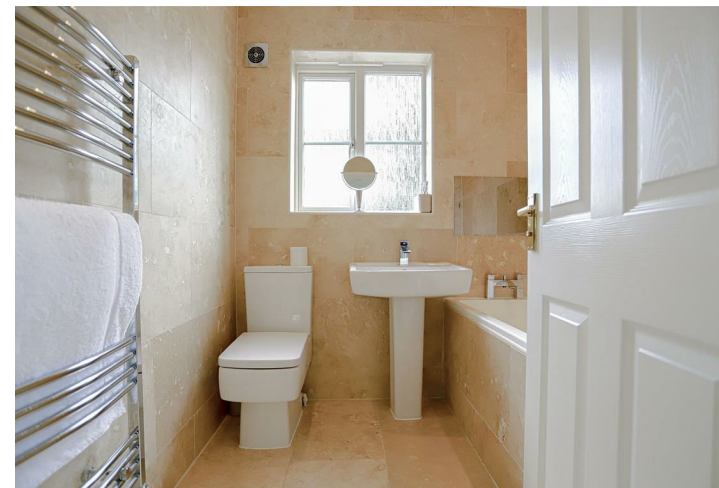
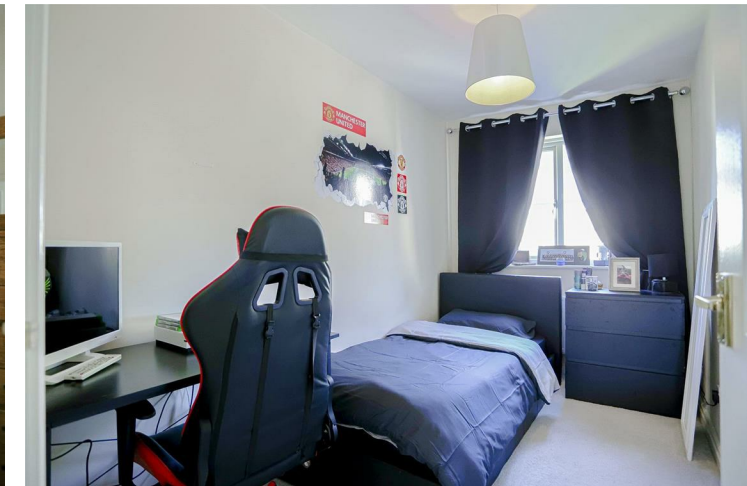
Bathroom

6'03 x 6'03 (1.91m x 1.91m)

UPVC double glazed frosted window, CHROME heated towel rail, dual flush WC, pedestal wash basin with mixer taps, travertine stone bath with mixer tap, travertine stone tiled wall elevations, waterproof integrated television, spotlights, extractor fan, travertine stone floor.

Externally

Laid to lawn garden with Indian stone area, access to detached garage, driveway for two cars, gate to both sides of the property.



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