

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			
(81-91) B		82	86
(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	

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.



## Quaker Rise, Brierfield, BB9 5PY

### Asking Price £299,950

A BEAUTIFULLY PRESENTED, SPACIOUS, FOUR BEDROOM FAMILY HOME SET OVER FOUR FLOORS

This is a stunning four bedroom family home that is set over four floors and boasts gorgeous views over a canal and countryside. The property is located in a serene and picturesque location on the outskirts of Brierfield that is perfect for families who enjoy the outdoors whilst also offering convenient access to major commuter routes as well as the neighbouring towns of Burnley and Colne. The house has been designed to offer ample space and comfort to its occupants. The lower ground floor level is a large space that would make the perfect entertaining area for teenage children. The property also features four double bedrooms, two reception rooms, a home office, a contemporary kitchen, a family bathroom, and an en suite shower room to the main bedroom. The property has been built to a high standard and features modern fixtures and fittings throughout. The contemporary kitchen is equipped with state-of-the-art appliances and is perfect for cooking up a storm.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with stairs leading to the first floor and lower ground floor, plus doors providing access to a study, dining room, downstairs WC, and a contemporary fitted kitchen. The lower ground floor houses a spacious basement/games room. The first floor has stairs to the second floor plus doors to a spacious living room, well proportioned main bedroom with en suite shower room. To the second floor is a landing with doors leading to three more bedrooms and a four piece bathroom suite. The front of the property offers off road parking for two vehicles.

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 @keenansstateagents

# Quaker Rise, Brierfield, BB9 5PY

Asking Price £299,950



- Video Tour Available
- Spacious Reception Rooms
- Off Road Parking
- EPC Rating: TBC
- Set Over Four Floors
- En Suite To Main Bedroom
- Freehold
- Contemporary Fitted Kitchen
- Enviably Views Of Canal & Countryside
- Council Tax Band D

## Ground Floor

### Entrance Vestibule

8'3 x 4'6 (2.51m x 1.37m)

Composite double glazed front entrance door, central heating radiator and doors to hallway and cloakroom.

### Hallway

Central heating radiator, smoke alarm, part wood effect flooring, stairs to the first floor, stairs to the lower ground floor and doors to kitchen, WC, study and reception room two.

### Kitchen

14'10 x 9'9 (4.52m x 2.97m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate surfaces, oven in a high rise unit, five ring gas hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, plumbing for washing machine, integrated dishwasher and fridge freezer, spotlights and wood effect flooring.

### WC

6'10 x 4'1 (2.08m x 1.24m)

Central heating radiator, dual flush WC, pedestal wash basin, spotlights and wood effect flooring.

### Study

7'7 x 4'1 (2.31m x 1.24m)

### Reception Room Two

18'5 x 13' (5.61m x 3.96m)

Two UPVC double glazed windows, television point and two central heating radiators.

## First Floor

### Landing

Central heating radiator, stairs to the second floor and doors to reception room one, bedroom one and airing cupboard.

### Reception Room One

18'4 x 14'6 (5.59m x 4.42m)

Two UPVC double glazed windows, two central heating radiators and television point.

### Airing Cupboard

7'8 x 4'3 (2.34m x 1.30m)

Hanging space and hot water tank.

### Bedroom One

18'6 x 14'7 (5.64m x 4.45m)

UPVC double glazed window, central heating radiator, television point and door to the en suite.

### En Suite

7'11 x 4'9 (2.41m x 1.45m)

Central heating towel rail, dual flush WC, pedestal wash basin, corner direct feed shower unit, part tiled elevations, spotlights and vinyl flooring.

## Second Floor

### Landing

Central heating radiator, loft access, smoke alarm and doors to three bedrooms, bathroom and storage cupboard.

### Bedroom Two

18'5 x 14'11 (5.61m x 4.55m)

Two UPVC double glazed windows, television point and two central heating radiators.

### Bedroom Three

15'5 x 8'9 (4.70m x 2.67m)

UPVC double glazed window, television point and central heating radiator.

### Bedroom Four

10'8 x 9'4 (3.25m x 2.84m)

UPVC double glazed window, television point and central heating radiator.

### Bathroom

7'5 x 5'7 (2.26m x 1.70m)

Central heating towel rail, dual flush WC, pedestal wash basin, panelled bath, corner direct feed shower unit, part tiled elevations, spotlights and vinyl flooring.

## Lower Ground Floor

### Hallway

Door to basement/games room.

### Basement/Games Room

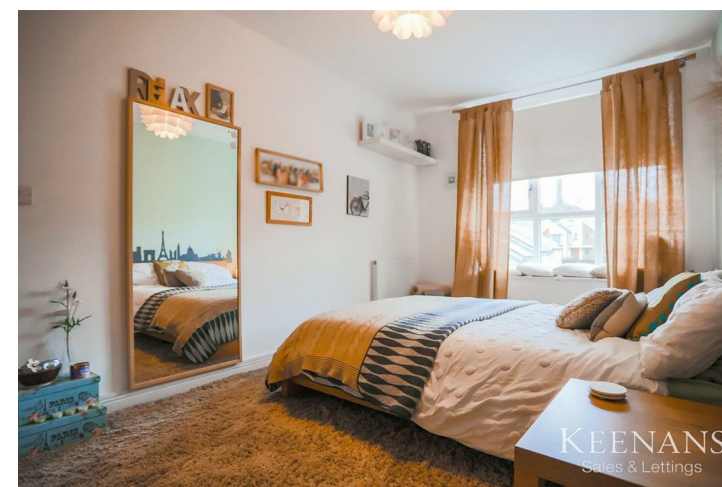
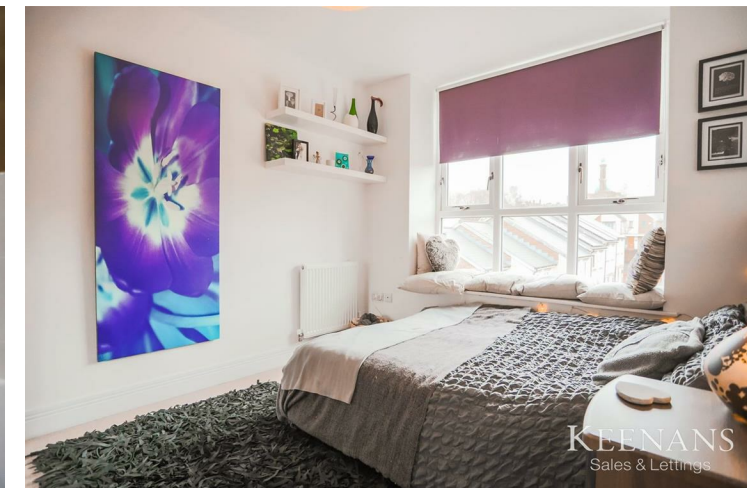
37'6 x 18'8 (11.43m x 5.69m)

Two UPVC double glazed windows, purpose built storage and television point.

## External

### Front

Driveway providing off road parking.



Tel: 01282469023

www.keenans-estateagents.co.uk