



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			80
(69-80) C			
(55-68) D			
(39-54) E		40	
(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.

Halifax Road, Briercliffe, BB10 3QS

Offers Over £325,000

A SPACIOUS AND VERSATILE FOUR BEDROOM DETACHED HOME

Nestled in the quaint and desirable Lane Bottom area of Briercliffe, and boasting enviable views of Pendle Hill across the valley, this superb, spacious home is being welcomed to the property market. Ideally suited for a growing family looking for well proportioned living accommodation and generously sized bedrooms, the property offers versatile solutions to suit many families with the option of using the study downstairs as an additional bedroom. The property has easy access to beautiful countryside walks yet still retains convenient access to nearby amenities and schools.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with stairs leading to the first floor and doors providing access to a downstairs WC, a study/additional bedroom, a generously sized living room, dining room, and an open plan kitchen/diner. The dining room leads through to the conservatory which overlooks the rear garden and offers stunning views towards Pendle Hill. The kitchen allows access to the rear garden and the utility room. To the first floor is a landing with doors to four bedrooms and a three-piece family bathroom suite. The main bedroom benefits from an en suite shower room. Externally the property offers laid to lawn wrap around gardens with seating areas and bedding zones plus a large timber shed/workshop. There is a cellar, providing storage, under the kitchen, plus a large outdoor sheltered storage area with further access to more storage under the property. The front has a laid to lawn garden with driveways to the front and side providing off-road parking.

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

Halifax Road, Briercliffe, BB10 3QS

Offers Over £325,000



- Exceptional Detached Property
- Spacious Reception Rooms
- Off Road Parking
- EPC Rating: E

- Four Bedrooms
- En Suite To Main Bedroom
- Freehold

- Contemporary Fitted Kitchen
- Enclosed Rear Garden With Views Over Pendle Hill
- Council Tax Band E

Ground Floor

Entrance Hallway

Composite double glazed entrance door, central heating radiator, part wood effect flooring, stairs to the first floor and doors to WC, study, kitchen, dining room and living room.

WC

4'11 x 3' (1.50m x 0.91m)

UPVC double glazed frosted window, low basin WC, part panelled elevations and wood effect flooring.

Study

10'8 x 9'5 (3.25m x 2.87m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Living Room

22'11 x 11'10 (6.99m x 3.61m)

Two UPVC double glazed windows, two central heating radiator, feature log burner, television point and three feature wall lights.

Dining Room

11' x 9'11 (3.35m x 3.02m)

Central heating radiator, wood effect flooring and UPVC double glazed French doors to the conservatory.

Conservatory

10'4 x 9'6 (3.15m x 2.90m)

UPVC double glazed windows with views to Pendle Hill, central heating radiator, wood effect flooring and UPVC double glazed door to the rear.

Kitchen

21'7 x 13' (6.58m x 3.96m)

Two UPVC double glazed windows, two central heating radiators, range of wall and base units with granite surfaces, centre island, stainless steel sink with drainer and mixer tap, oven and grill in a high rise unit, five ring gas hob, extractor hood, plumbing for washing machine, integrated dishwasher and fridge freezer, door to the utility and composite door to the rear.

Utility Room

10'3 x 9'2 (3.12m x 2.79m)

UPVC double glazed window, central heating radiator, range of wall and base units with complimentary surfaces, sink with mixer tap, plumbing for washing machine, space for dryer and fitted storage cupboard.

First Floor

Landing

UPVC double glazed window and doors to four bedrooms and bathroom.

Bedroom One

15'5 x 10'6 (4.70m x 3.20m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to the en suite.

En Suite

8'1 x 5'4 (2.46m x 1.63m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin, corner electric feed shower unit, tiled elevations, PVC panelled ceiling, extractor fan and tiled flooring.

Bedroom Two

13'10 x 7'11 (4.22m x 2.41m)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Three

11'10 x 9' (3.61m x 2.74m)

UPVC double glazed dormer window and central heating radiator.

Bedroom Four

11'6 x 8'10 (3.51m x 2.69m)

UPVC double glazed dormer window and central heating radiator.

Bathroom

7'2 x 5'3 (2.18m x 1.60m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, electric feed shower unit, tiled elevations, PVC panelled elevations with spotlights, extractor fan and tiled flooring.

External

Rear

Laid to lawn garden with bedding areas, paved patios, gravel chippings and open views towards Pendle Hill. There is also a shed/workshop to the side elevation and access to two storage areas underneath the property. Storage Area One (38'1 x 7'3). Storage Area Two (11'3 x 8'10) with light and power.

Front

Laid to lawn garden and two driveways providing off road parking.

