



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			82
(81-91) B			
(69-80) C		69	
(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.

Brier Heights Close, Brierfield, BB9 0HL

Offers Over £275,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space and stylish decoration, this enviable four bedroom detached property is being proudly welcomed to the market in the most desirable location of Brierfield. With stunning low maintenance gardens, views over Pendle Hill and an enviable contemporary fitted kitchen, this desirable property is perfectly suited to any growing family ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Pendle and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads openly on to a dining area which guides you through to the modern fitted kitchen. The kitchen boasts contemporary wall and base units and integrated appliances and leads out to the rear. The first floor comprises of doors on to four generously sized bedrooms and a modern three piece family bathroom. The main bedroom benefits from an en suite shower room. Externally, there is an enclosed low maintenance garden with artificial lawn, Indian stone paving and decking areas, with views over Pendle Hill. To the front there is a garden with artificial lawn and a driveway for multiple cars, as well as access on to the garage.

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

Brier Heights Close, Brierfield, BB9 0HL

Offers Over £275,000



- Exceptional Detached Property
- En Suite To The Main Bedroom
- Off Road Parking
- EPC Rating C
- Four Generously Sized Bedrooms
- Low Maintenance Gardens
- Tenure Leasehold
- Perfect Family Home
- Sought After Location With Views
- Council Tax Band D

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

5'9 x 4'4 (1.75m x 1.32m)

Central heating radiator, coving, smoke alarm, wood effect laminate flooring, doors to the reception room, staircase to the first floor.

Reception Room

14'9 x 11'3 (4.50m x 3.43m)

UPVC double glazed bay window, central heating radiator, coving, gas fire with limestone hearth and surround, television point, under stairs storage cupboard, open arch to the dining area.

Dining Area

9'8 x 8'8 (2.95m x 2.64m)

UPVC double glazed window, central heating radiator, coving, doors to the kitchen.

Kitchen

14'2 x 9'8 (4.32m x 2.95m)

UPVC double glazed window, central heating radiator, range of grey gloss wall and base units, granite effect surface and splash back, a composite one and a half sink and drainer with a high spout mixer tap, integrated electric Lamona oven with a four ring induction hob and extractor hood, integrated dishwasher, fridge and freezer, integrated breakfast bar, under unit lighting, television point, wood effect laminate flooring, UPVC double glazed French doors to the rear.

First Floor

Landing

10'2 x 7'6 (3.10m x 2.29m)

Loft access (three quarter boarded with a pull down ladder), smoke alarm, doors to four bedrooms and bathroom.

Bedroom One

12'3 x 10'3 (3.73m x 3.12m)

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

En Suite

7'4 x 3'11 (2.24m x 1.19m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, double direct feed shower enclosure, tiled elevations, spotlights, extractor fan, tiled flooring.

Bedroom Two

11'11 x 8'8 (3.63m x 2.64m)

UPVC double glazed window, central heating radiator, fitted wardrobes, television point, over stairs storage cupboard.

Bedroom Three

10'2 x 7'4 (3.10m x 2.24m)

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

Bedroom Four

10'2 x 8'8 (3.10m x 2.64m)

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

Bathroom

6'9 x 6'7 (2.06m x 2.01m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a pedestal wash basin with mixer tap, dual flush WC, panelled bath with mixer tap and rinse head, tiled elevations, spotlights, extractor fan, tiled flooring.

External

Front

Artificial lawn garden with stone chipping areas and off road parking, as well as access to the garage.

Garage

17'3 x 8'3 (5.26m x 2.51m)

Power, lighting, plumbing for two washing machines, space for fridge freezer, Main boiler, UPVC double glazed frosted door to the side, up and over garage door.

Rear

Low maintenance garden with artificial lawn, Indian stone paving, stone chipping and decking areas.

