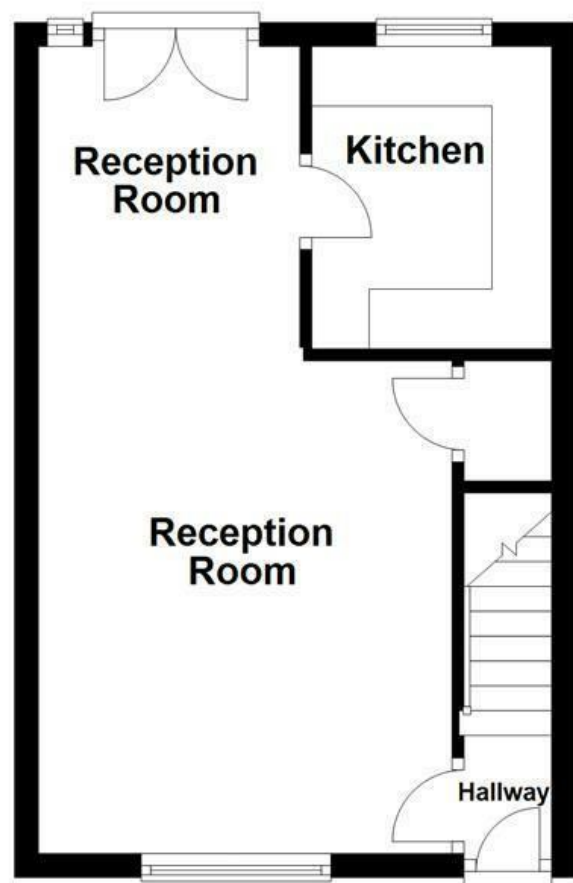
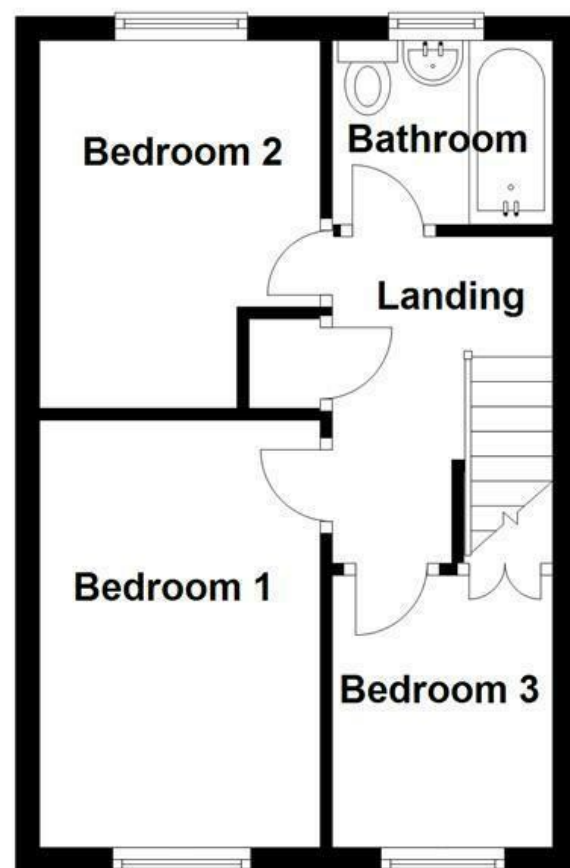


Ground Floor



First Floor



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			88
(81-91) B			
(69-80) C		68	
(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.

Sykefield, Brierfield, BB9 5NB

£165,000

A FANTASTIC THREE BEDROOM SEMI DETACHED HOME ON A POPULAR ESTATE

This three bedroom semi detached property is being proudly welcomed to the property market on a popular estate in Brierfield. Boasting an open plan living/dining area, three generously sized bedrooms and an enviable garden to the rear. This home would be perfect for a couple or small family, Situated within close proximity to local shops and amenities, as well as only being a short drive to the M65. It is a fantastic home not to be missed!

The property comprises briefly; entrance into a welcoming hallway that has a door to the living room and staircase to the first floor. The living room is open plan with the dining room that has a door to the fitted kitchen and French doors to the rear. The first floor landing houses doors on to three generously sized bedrooms, three piece bathroom and storage cupboard. Externally to the rear of the property is an enclosed artificial lawn, flagged patio and timber shed. The front of the property has a laid to lawn garden and driveway.

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Sykefield, Brierfield, BB9 5NB

£165,000



- Semi Detached Property
- Spacious Reception Rooms
- Off Road Parking
- EPC Rating: D
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band B

Ground Floor

Entrance Hallway

3'9 x 3'8 (1.14m x 1.12m)

Composite entrance door, central heating radiator, stairs to the first floor and door to reception room one.

Reception Room One

13'7 x 11'5 (4.14m x 3.48m)

UPVC double glazed window, central heating radiator, wall mounted electric fire, television point, understairs storage and open to reception room two.

Reception Room Two

8'9 x 7'2 (2.67m x 2.18m)

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

Kitchen

8'4 x 6'7 (2.54m x 2.01m)

UPVC double glazed window, range of wood panelled wall and base units with laminate surfaces, composite one and a half bowl sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, plumbing for washing machine, space for fridge freezer and tiled flooring.

First Floor

Landing

UPVC double glazed window, loft access and doors to three bedrooms, bathroom and airing cupboard.

Bedroom One

11'9 x 7'9 (3.58m x 2.36m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'5 x 7'9 (3.18m x 2.36m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'6 x 6'2 (2.29m x 1.88m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

6'1 x 5'1 (1.85m x 1.55m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin, panelled bath with electric feed shower overhead, part tiled elevations and laminate flooring.

External

Front

Laid to lawn garden with driveway providing off road parking.

Rear

Enclosed artificial lawn garden with paving, shed and woodland views.



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