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Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Longridge Heath, Brierfield, BB9 0YE

£235,000

A SPACIOUS THREE BEDROOM TRUE BUNGALOW ON A QUIET ESTATE

Welcome to this charming detached true bungalow located in the popular area of Brierfield. This property boasts three generously sized bedrooms, with the main featuring an en suite, offering ample space for relaxation and comfort. Also having a large dining kitchen and spacious reception room, as well as added conservatory, you will not be short of space! The home also features a stunning rear garden, off-road parking and a detached garage. Situated within close proximity to local shops, amenities and schools, as well as transport links to neighbouring towns. This home would be perfectly suited to a growing family or anybody looking for single storey living. Don't miss the opportunity to make this lovely house your new home!

The property comprises briefly; entrance into a welcoming hallway that has doors to three generously sized bedrooms, reception room, conservatory, kitchen, a three piece bathroom suite and airing cupboard. The main bedroom benefits from an en suite shower room. The kitchen has doors out to the rear garden, as well as the conservatory. Externally, to the rear of the property is an enclosed laid to lawn garden with flagged patio, bedding areas and timber shed. The front of the property benefits from a block paved driveway with parking for multiple vehicles and access to a detached single garage.

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Longridge Heath, Brierfield, BB9 0YE

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- Spacious Detached True Bungalow
- Contemporary Fitted Dining Kitchen
- Off Road Parking and Detached Garage
- EPC Rating D
- Three Bedrooms
- Added Conservatory
- Tenure Freehold
- Two Bathrooms
- Immaculate Rear Garden
- Council Tax Band D

Entrance Hall

UPVC double glazed frosted front door, coving to ceiling, loft access, doors leading to reception room, kitchen/dining area, bathroom, three bedrooms, conservatory and storage cupboard.

Off road parking for multiple vehicles and access to detached single garage.

Reception Room

16'11 x 13'6 (5.16m x 4.11m)

UPVC double glazed window, central heating radiator, coving to ceiling, ceiling rose, two feature wall lights, television point and cast iron log burning stove with stone hearth.

Kitchen/Dining Area

16'11 x 11 (5.16m x 3.35m)

UPVC double glazed window, central heating radiator, coving to ceiling, range of wall and base units, laminate worktops, space for oven, integrated extractor hood, tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, space for fridge freezer and dishwasher, plumbing for washing machine, UPVC double glazed frosted door to side elevation and UPVC double glazed sliding door to rear.

Conservatory

18'5 x 8'9 (5.61m x 2.67m)

UPVC double glazed windows and UPVC double glazed French doors to rear.

Bedroom One

11'3 x 10'9 (3.43m x 3.28m)

UPVC double glazed window, central heating radiator, coving to ceiling and door to en suite.

En Suite

8'9 x 2'5 (2.67m x 0.74m)

UPVC double glazed frosted window, central heating radiator, coving to ceiling, low base WC, pedestal wash basin with mixer tap, direct feed shower enclosed, part tiled elevations and laminate flooring.

Bedroom Two

8'8 x 7'7 (2.64m x 2.31m)

UPVC double glazed window, central heating radiator and coving to ceiling.

Bedroom Three

8'5 x 7'5 (2.57m x 2.26m)

UPVC double glazed window, central heating radiator and coving to ceiling.

Bathroom

7'10 x 4'6 (2.39m x 1.37m)

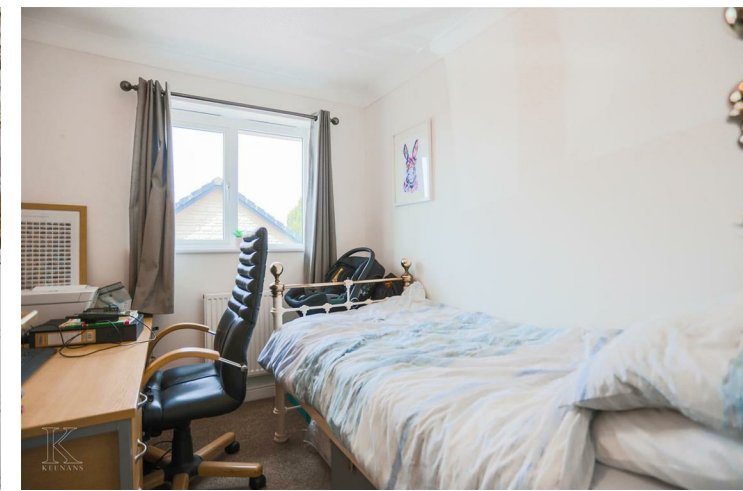
UPVC double glazed frosted window, central heating radiator, coving to ceiling, low base WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, part tiled elevations and wood effect laminate flooring.

Exterior

Rear

Enclosed garden with laid to lawn, flagged patio and bedding areas.

Front



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