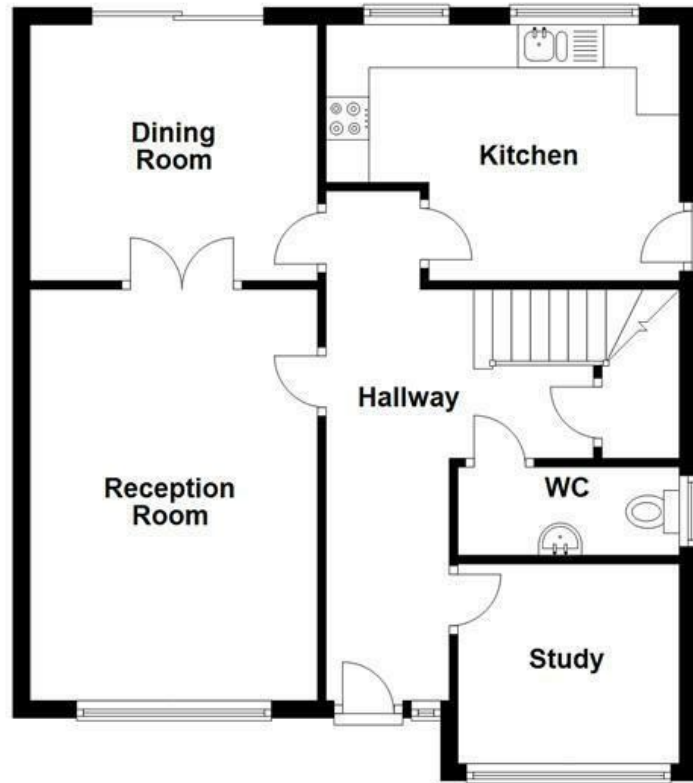
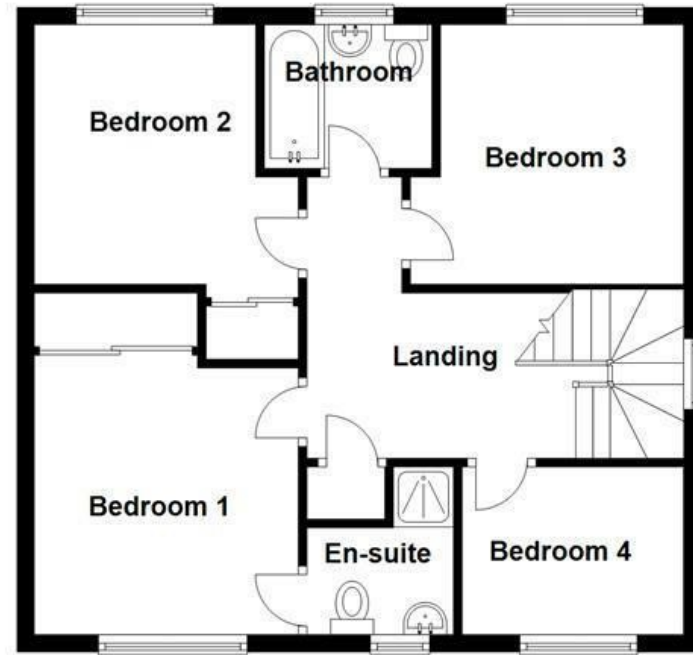


Ground Floor



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 |                         |           |
| (81-91)                                     | B |                         |           |
| (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.

## Bowland View, Brierfield, BB9 0YD

### Asking Price £315,000

A FABULOUS FOUR-BED DETACHED FAMILY HOME

Welcome to Bowland View, Brierfield - a stunning detached house that offers the perfect blend of comfort and style. This property boasts four spacious bedrooms and two modern bathrooms, providing ample space for a growing family or those who love to entertain guests.

As you approach this home, you'll be greeted by its brilliantly maintained exterior and stunning curb appeal, making it stand out as a true gem in the neighbourhood. The large and versatile rear garden is ideal for relaxing on sunny days, hosting barbecues, or letting children and pets play freely.

One of the standout features of this property is the detached double garage, providing not only convenient parking but also extra storage space or potential for a workshop. In addition, the ample off-road parking ensures that you and your guests will never have to worry about finding a spot.

Whether you're looking for a peaceful retreat or a place to create lasting memories with loved ones, this detached house in Bowland View offers the perfect canvas for you to make it your own. Don't miss out on the opportunity to call this beautiful property your new home.

For upcoming properties make sure you follow our instagram @Keenans.ea and Facebook @KeenansEstateAgents



# Bowland View, Brierfield, BB9 0YD

## Asking Price £315,000



- Tenure Freehold
- Council Tax Band D
- EPC Rating TBC
- Off Road Parking With Extensive Driveway Leading To A Double Garage
- Spacious Four Bedroom Detached Property
- Ideal Family Home With Viewing Essential
- Extensive Wrap Around Gardens With Mature Shrubs And Bedding Areas
- Unique Corner Plot
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Double glazed frosted window and hard wood door to the hallway.

#### Hallway

6'7 x 3'7 (2.01m x 1.09m)

Coving, central heating radiator, smoke alarm, doors to study, reception room, dining room, kitchen, WC and stairs to the first floor.

#### Study

8'6 x 7'8 (2.59m x 2.34m)

UPVC double glazed window and central heating radiator.

#### WC

8'6 x 3'4 (2.59m x 1.02m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin and coving.

#### Reception Room

15'9 x 11' (4.80m x 3.35m)

UPVC double glazed window, central heating radiator, coving, gas fire with marble fireplace and double doors to the dining room.

#### Dining Room

11' x 9'9 (3.35m x 2.97m)

UPVC double glazed sliding door to the rear garden, central heating radiator and coving.

#### Kitchen

13'6 x 9'9 (4.11m x 2.97m)

Two UPVC double glazed windows, UPVC double glazed door to rear, boiler, range of wall and base units, laminate effect work tops, electric oven with four ring gas hob, tiled splash backs, plumbed for a washing machine, space for a fridge freezer, stainless steel one and a half sink and drainer with mixer tap and tiled effect laminate flooring.

### First Floor

#### Landing

14'5 x 6'4 (4.39m x 1.93m)

UPVC double glazed frosted window, central heating radiator, loft access, smoke alarm, doors to four bedrooms and bathroom.

#### Bedroom One

13'1 x 10'1 (3.99m x 3.07m)

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

#### En Suite

5'7 x 4'1 (1.70m x 1.24m)

UPVC double glazed frosted window, enclosed direct feed shower, vanity top wash basin with mixer tap, dual flush WC, extractor fan, coving, part tiled elevation and laminate flooring.

#### Bedroom Two

12'9 x 10'1 (3.89m x 3.07m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

#### Bedroom Three

10'5 x 9'11 (3.18m x 3.02m)

UPVC double glazed window, central heating radiator and coving.

#### Bedroom Four

8'6 x 6'5 (2.59m x 1.96m)

UPVC double glazed window and central heating radiator.

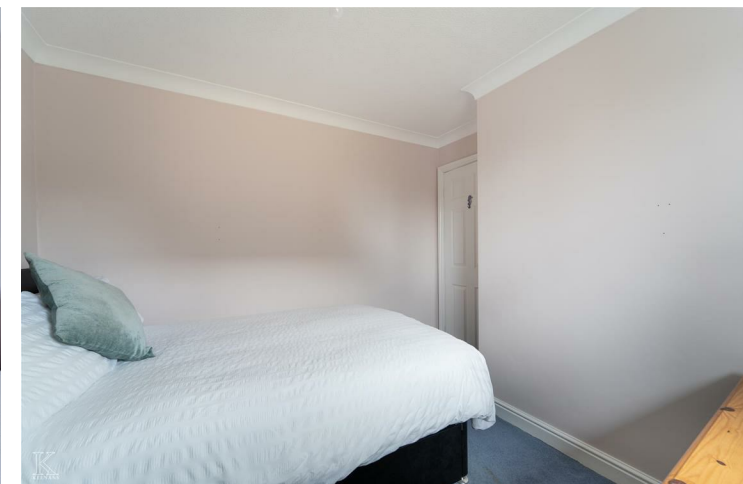
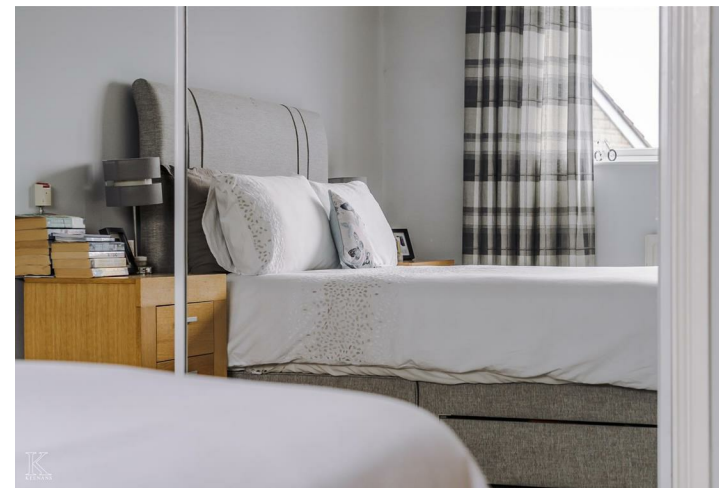
#### Bathroom

6'5 x 5'6 (1.96m x 1.68m)

UPVC double glazed frosted window, central heating radiator, coving, extractor fan, dual flush WC, vanity top wash basin with mixer tap, bath with mixer tap and over head direct feed shower, part tiled elevation and laminate flooring.

#### External

Extensive driveway leading to a double garage, wrap around gardens with mature shrubs and bedding areas.



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