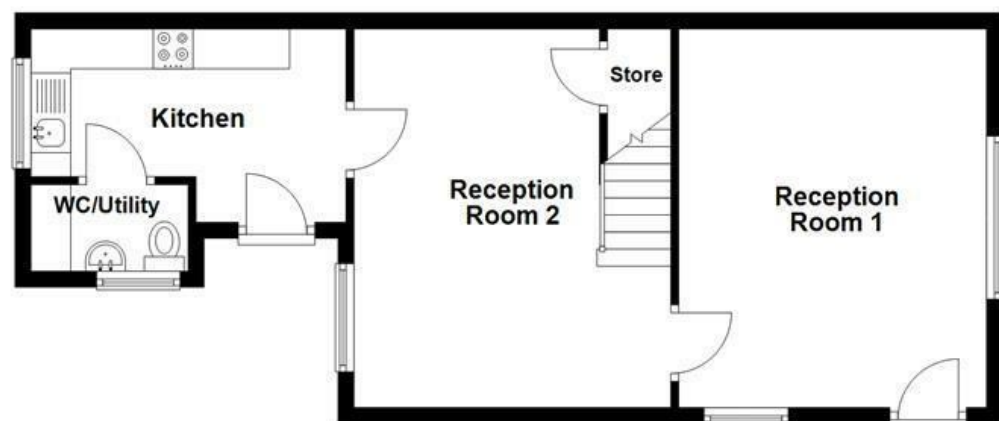
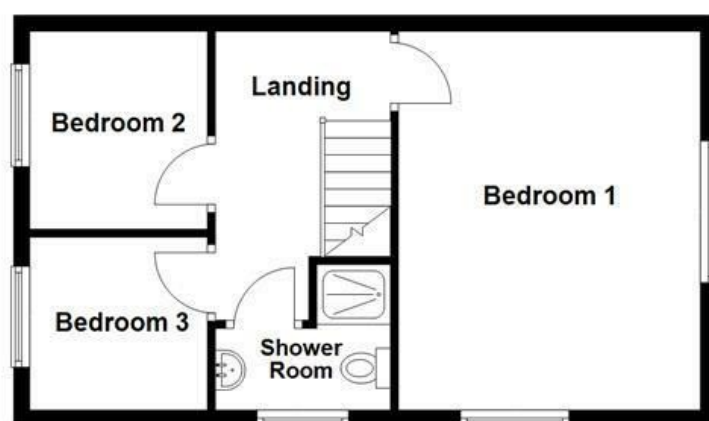


Ground Floor



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		20	
(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.

## Higher Reedley Road, Brierfield, BB9 5EJ

### Offers Over £190,000

A NEWLY RENOVATED THREE BEDROOM END TERRACE PROPERTY IN THE POPULAR AREA OF BRIERFIELD

Welcome to this charming three-bedroom end terrace house located on Higher Reedley Road in the sought-after area of Brierfield, Nelson. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family.

One of the highlights of this lovely home is the modern downstairs WC/utility room, offering convenience and style. The enviable rear garden provides a tranquil outdoor space where you can enjoy the fresh air and perhaps cultivate your own little garden oasis.

Situated in a popular area, this property offers not just a house, but a home where you can create lasting memories. Don't miss the opportunity to make this delightful house your own and experience the joys of living in this wonderful community.

For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansestateagents.

# Higher Reedley Road, Brierfield, BB9 5EJ

## Offers Over £190,000

 3  1  2  G

- Immaculate Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating G
- Three Bedrooms
- Newly Renovated
- Tenure TBC
- Three Piece Bathroom
- Low Maintenance Rear Garden
- Council Tax Band C

### Ground Floor

#### Entrance

UPVC double glazed front entrance door to reception room one.

#### Reception Room One

15'7 x 12'8 (4.75m x 3.86m)

Two UPVC double glazed windows, central heating radiator, two feature wall lights, wood effect flooring and door to reception room two

#### Reception Room Two

14'5 x 13' (4.39m x 3.96m)

UPVC double glazed window, central heating radiator, wood effect flooring, stairs leading to first floor, under stairs storage and door to kitchen.

#### Kitchen

13' x 7'11 (3.96m x 2.41m)

UPVC double glazed window, range of white wall and base units, laminate worktops, tiled splashback, electric oven with four ring gas hob and extractor hood, space for washing machine and fridge freezer, stainless steel sink and drainer with mixer tap, tiled flooring and door through WC/utility.

#### WC/Utility

6'3 x 3'6 (1.91m x 1.07m)

UPVC double glazed window, dual flush WC, pedestal wash basin with mixer tap, plumbing for washing machine, combi boiler, fully tiled elevations and tiled flooring.

### First Floor

#### Landing

Loft access, doors to three bedrooms and shower room.

#### Bedroom One

14'3 x 12'4 (4.34m x 3.76m)

Two UPVC double glazed windows and central heating radiator.

#### Bedroom Two

8'7 x 7'6 (2.62m x 2.29m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

7'6 x 5'3 (2.29m x 1.60m)

UPVC double glazed window and gas central heating radiator.

#### Shower Room

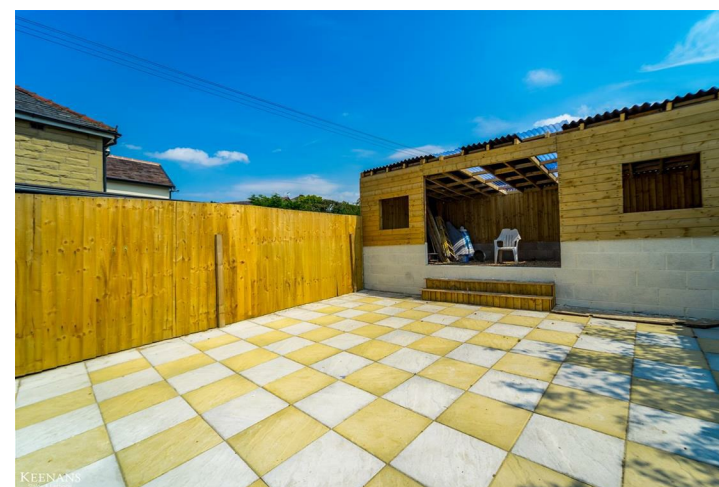
7'2 x 5'2 (2.18m x 1.57m)

UPVC double glazed window, central heated towel radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower with rinse head, fully tiled elevations and tiled flooring.

### External

#### Rear

Enclosed garden, mainly flagged with bedding area and timber structure.



Tel: 01282469023

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