



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			79
(69-80) C			
(55-68) D		58	
(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.

Moorside Avenue, Brierfield, BB9 5HE

£220,000

A SPACIOUS FAMILY HOME WITH SCENIC SETTINGS

Welcome to Moorside Avenue, Brierfield, Nelson - a charming location for this delightful family home. This spacious house is nestled on a private plot within a sought-after estate, offering a tranquil retreat for you and your loved ones.

One of the standout features of this property is its proximity to the Pendle Trail, just a stone's throw away. Imagine starting your day with a leisurely stroll or a bike ride along this picturesque trail, leading you into the vast countryside right at the end of the street. The perfect setting for nature lovers and outdoor enthusiasts.

As you approach the house, you are greeted by a spacious driveway, providing ample parking space for your vehicles and guests. The large garden offers plenty of opportunities for outdoor activities, gardening, or simply relaxing in the fresh air.

This property is not just a house; it's a place where memories are made, where family bonds are strengthened, and where you can truly feel at home. Don't miss the chance to make this wonderful house your own and experience the best of countryside living in Brierfield.

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- Immaculate Detached Property
- Fitted Kitchen
- Ample Off Road Parking and Garage
- EPC Rating D
- Two Double Bedrooms
- Sought After Area
- Tenure Freehold
- Ample Living Space
- Spacious Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall

13'0 x 3'3 (3.96m x 0.99m)

UPVC front door, doors leading to bedroom three, two reception rooms, kitchen, WC and shower room.

Reception Room One

17'1 x 11'6 (5.21m x 3.51m)

UPVC double glazed bow window, central heating radiator, coving, ceiling rose, television point, gas fire with wooden mantel and marble surround.

Reception Room Two

13'2 x 11'2 (4.01m x 3.40m)

UPVC double glazed window, UPVC double glazed stained glass window, central heating radiator, coving, ceiling rose and stairs to first floor.

Bedroom Three

9'0 x 7'2 (2.74m x 2.18m)

UPVC double glazed window, central heating radiator, coving, ceiling rose and laminate flooring.

Shower Room

5'3 x 5'2 (1.60m x 1.57m)

UPVC double glazed frosted window, central heated towel rail, coving, vanity top wash basin with mixer tap, direct feed shower enclosed, tiled elevations and tiled flooring.

Kitchen

10'9 x 7'9 (3.28m x 2.36m)

UPVC double glazed window, range of wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, tiled splashback, plumbing for washing machine, space for fridge freezer, exposed beams and door to rear.

WC

5'0 x 2'7 (1.52m x 0.79m)

UPVC double glazed frosted window, low base WC, cornice coving, part tiled elevations and vinyl flooring.

First Floor

Landing

3'4 x 3'4 (1.02m x 1.02m)

Doors leading to two bedrooms and storage cupboard.

Bedroom One

15'1 x 12'7 (4.60m x 3.84m)

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

Bedroom Two

10'4 x 9'10 (3.15m x 3.00m)

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

External

Rear

Multi-level garden with paved patio, laid to lawn, raised bedding areas and access to garage.

Front

Tarmac drive, paving, laid to lawn and mature shrubs.

