

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			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

Montfieldhey, Brierfield, BB9 5ND

£155,000

AN ENVIABLE FAMILY HOME

Offering spacious rooms, open plan living space and not being overlooked from the rear, this exceptional three bedroom end terraced property is being proudly welcomed to the market in the sought after location of Brierfield on a popular estate. With stylish decoration, off road parking and gardens to both the front and the rear, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Nelson, Colne and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads on to a fitted kitchen and out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern shower room. Externally there is an enclosed garden to the rear with laid to lawn, paving and bedding areas. To the front there is a stone chip garden with off road parking for two cars.

For further information or to arrange a viewing please contact our Burnley team at your earliest convenience.

Montfieldhey, Brierfield, BB9 5ND

£155,000



- Tenure Freehold
- Council Tax Band B
- EPC Rating D
- Off Road Parking For Two Vehicles
- End Terraced Property
- Three Bedrooms
- Fitted Kitchen And Three Piece Shower Room
- Ideal Family Home
- Viewing essential
- Enclosed Ample Sized Elevated Laid To Lawn Garden

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

4'3 x 4'3 (1.30m x 1.30m)

Central heating radiator, smoke alarm, wood effect laminate flooring, door to reception room and stairs to first floor.

Reception Room

23'1 x 11'11 (7.04m x 3.63m)

UPVC double glazed window, central heating radiator, television point, under stairs storage, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

9' x 7'5 (2.74m x 2.26m)

UPVC double glazed window, range of grey wall and base units, granite effect work top, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbed for washing machine, main Eco boiler, extractor fan and tiled effect lino flooring.

First Floor

Landing

9'5 x 6'5 (2.87m x 1.96m)

UPVC double glazed window, loft access, smoke alarm, store cupboard, doors to three bedrooms and shower room.

Bedroom One

12'1 x 8'3 (3.68m x 2.51m)

UPVC double glazed window, central heating radiator and television point.

Bedroom Two

10'11 x 8'3 (3.33m x 2.51m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'7 x 6'5 (2.31m x 1.96m)

UPVC double glazed window, central heating radiator, integrated shelving and wood effect laminate flooring.

Shower Room

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

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, double direct feed rainfall shower enclosure with rinse head, PVC panel elevation, spotlights, extractor fan and wood effect lino flooring.

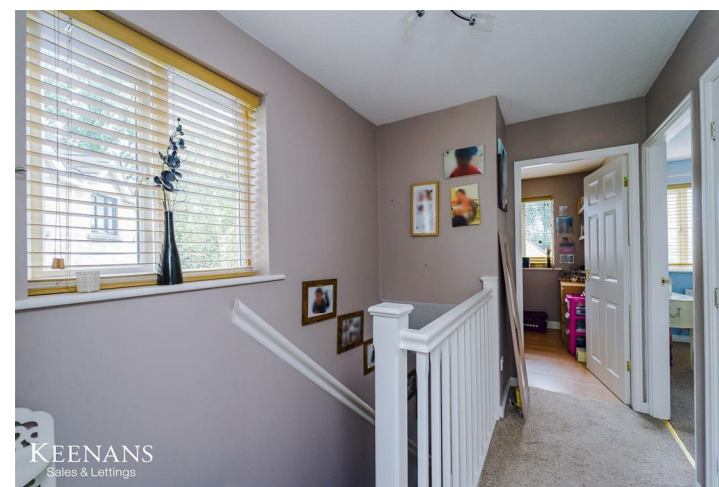
External

Rear

Laid to lawn garden with paving.

Front

Stone chip garden with mature shrubs, paving and off road parking.



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