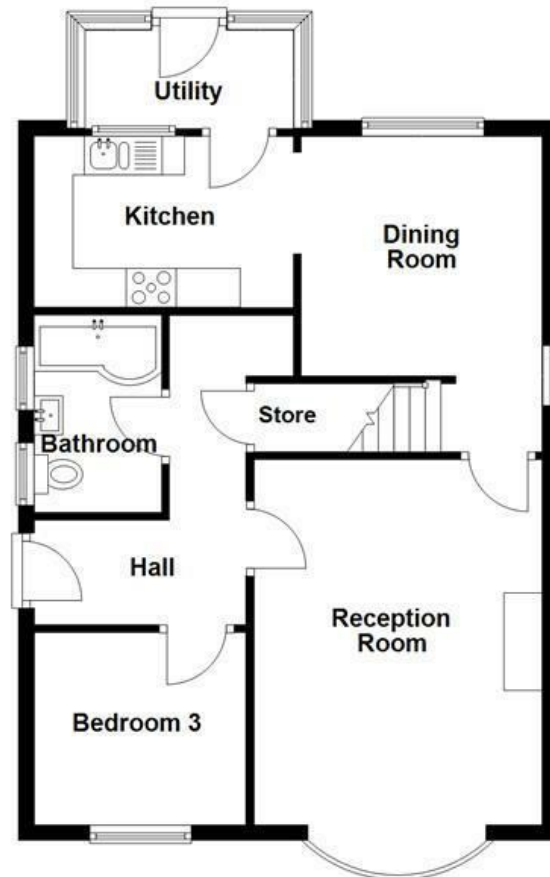
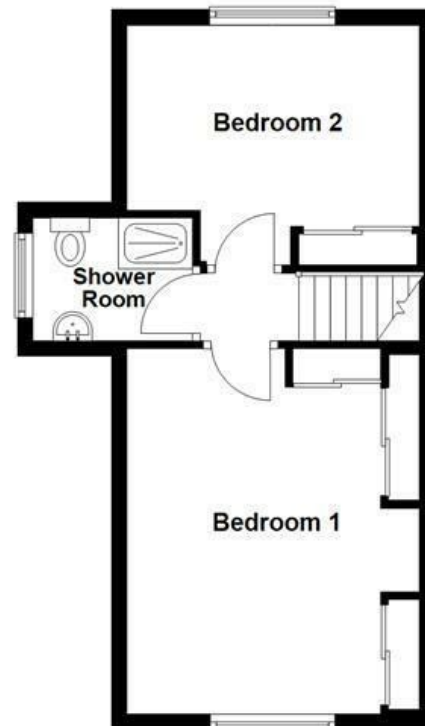


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(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.

Moorside Avenue, Brierfield, BB9 5HE

£210,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout with spacious rooms, modern fixtures and fittings, two bathrooms and detached garage, this outstanding three bedroom detached property is being proudly welcomed to the market in the sought after location of Brierfield. With stunning views, not overlooked from the front, boasting stylish decoration and open plan kitchen dining space, 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, Colne, Skipton and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, third bedroom and a family bathroom. The reception room guides you through to a dining room which leads openly on to a contemporary fitted kitchen and houses a staircase to the first floor. The kitchen leads on to a utility room which guides you out to the rear. The first floor comprises of doors on to two double bedrooms and a modern shower room. Externally there is an enclosed garden to the rear with laid to lawn, paving, decking and bedding areas with access on to a detached garage. To the front there is a laid to lawn garden with mature shrubs and off road parking for multiple vehicles with access to the garage.

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

Moorside Avenue, Brierfield, BB9 5HE
£210,000

 3  2  2  D

- Exceptional Detached Property
 - Modern Fitted Kitchen
 - Off Road Parking and Detached Garage
 - EPC Rating D
- Three Bedrooms
 - Ample Living Space
 - Tenure Freehold
- Two Bathrooms
 - Immaculate Gardens to Front and Rear
 - Council Tax Band D

Ground Floor

Entrance Hall

13'0 x 8'11 (3.96m x 2.72m)
UPVC double glazed frosted leaded front door, central heating radiator, coving, feature wall light, slate effect vinyl flooring, doors to reception room, bedroom three, bathroom and storage cupboard.

Bedroom Three

9'0 x 8'1 (2.74m x 2.46m)
UPVC double glazed window and central heating radiator.

Bathroom

8'4 x 5'5 (2.54m x 1.65m)
Two UPVC double glazed frosted windows, central heated towel rail, L-shaped panel bath with mixer tap, direct feed shower with rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, PVC to ceiling and tiled flooring.

Reception Room

15'5 x 12'2 (4.70m x 3.71m)
UPVC double glazed bow window, central heating radiator, coving, gas fire, television point and door to dining room.

Dining Room

13'4 x 10'2 (4.06m x 3.10m)
UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, cornice coving, slate effect vinyl flooring, open arch to kitchen and stairs to first floor.

Kitchen

10'10 x 7'3 (3.30m x 2.21m)
UPVC double glazed window, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, composite one and a half bowl sink and drainer with high spout spring mixer tap, integrated electric oven with five ring gas hob and extractor hood, space for fridge freezer, PVC to ceiling, spotlights, slate effect vinyl flooring and UPVC double glazed door to utility room.

Utility Room

8'10 x 4'2 (2.69m x 1.27m)
Hardwood single glazed windows, polycarbonate roof, granite effect work surfaces, plumbing for washing machine, space for dryer, slate effect vinyl flooring and hardwood single glazed door to rear.

First Floor

Landing

2'10 x 2'9 (0.86m x 0.84m)
Loft access, smoke detector, doors to two bedrooms and shower room.

Bedroom One

15'6 x 12'4 (4.72m x 3.76m)
UPVC double glazed window, central heating radiator, fitted wardrobes, television point and eave storage.

Bedroom Two

12'4 x 10'1 (3.76m x 3.07m)
UPVC double glazed window, central heating radiator and fitted wardrobe.

Shower Room

6'9 x 5'2 (2.06m x 1.57m)
UPVC double glazed frosted window, central heated towel rail, direct feed shower enclosed, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, PVC to ceiling, extractor fan and lino flooring.

External

Rear

Enclosed garden with laid to lawn, paving, bedding areas, decking and access to detached garage.

Garage

18'1 x 8'9 (5.51m x 2.67m)
UPVC double glazed window, power, lighting and up and over garage door.

Front

Laid to lawn garden with mature shrubbery and off road parking.



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