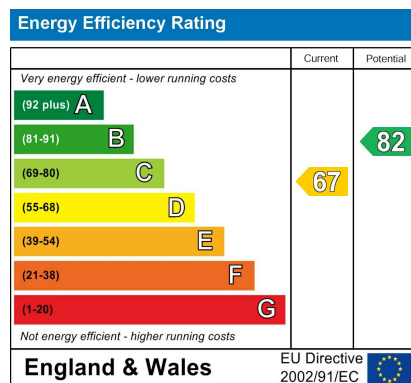
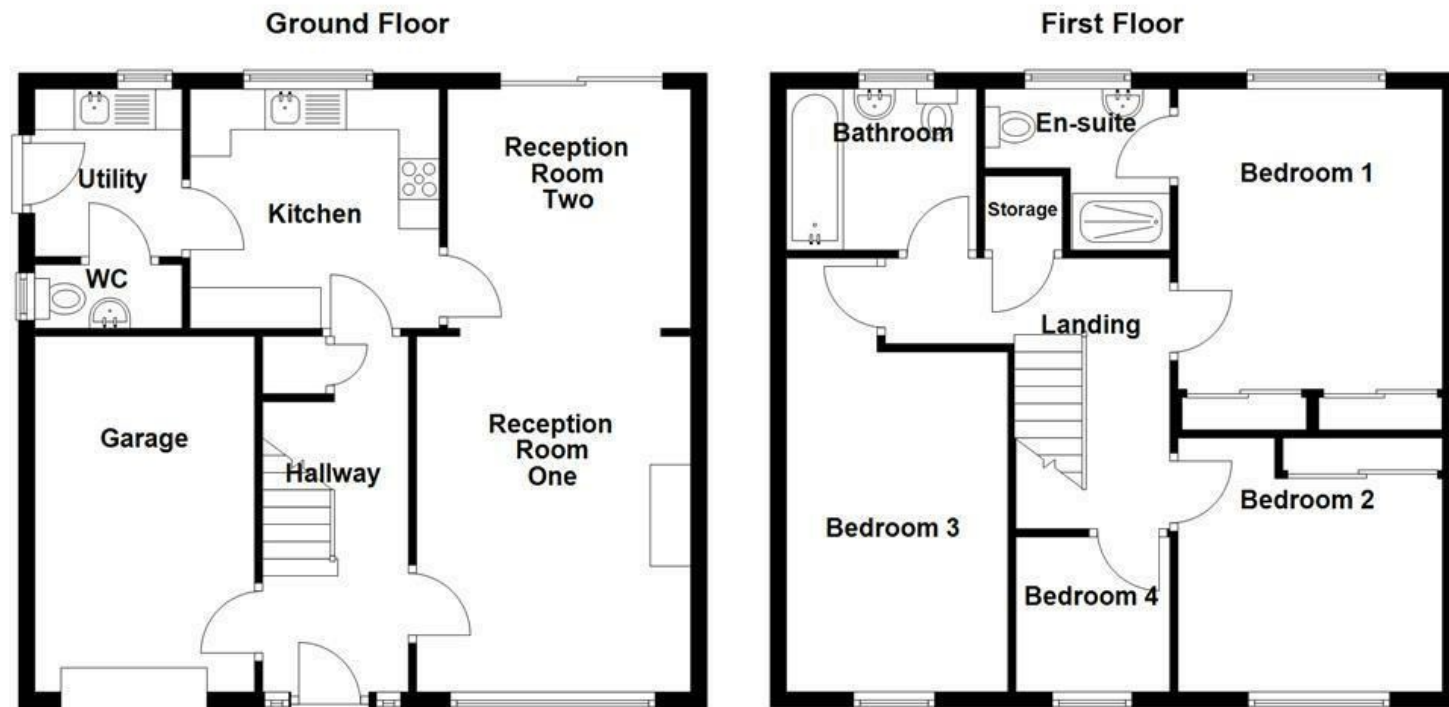




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Stoneyhurst Height, Brierfield, BB9 0YB

Offers Over £265,000

BEAUTIFUL FAMILY HOME NOT TO BE MISSED

Situated on Stoneyhurst Height, Brierfield, Nelson, this four bedroom detached house is waiting to be discovered.

Upon entering, you are greeted by not one, but two inviting reception rooms, offering ample space for relaxation and entertainment. The property boasts 4 generously sized bedrooms, each providing a cosy space.

The heart of this home lies in its beautifully designed kitchen, where functionality meets style seamlessly. Whether you are a culinary enthusiast or enjoy hosting gatherings, this kitchen is sure to impress.

Step outside into the stunning back garden, a picturesque setting perfect for socialising with loved ones or simply unwinding in the fresh air. The outdoor space is a true extension of the warm and welcoming interiors, creating a harmonious blend of indoor-outdoor living.

With its spacious interiors and charming outdoor area, this property is an ideal choice for those seeking a perfect balance between family life and entertaining. Don't miss the opportunity to make this house your home.

Stoneyhurst Height, Brierfield, BB9 0YB

Offers Over £265,000

 4  2  2  D

- Tenure Freehold
 - Off Road Parking With Driveway And Access To Garage
 - Contemporary Fitted Kitchen
 - Easy Access To Major Commuter Routes
- Council Tax Band D
 - Getached Property With Viewing Essential
 - Ideal Family Home Ready To Move Into
- EPC Rating D
 - Four Bedrooms
 - Enclosed Enviaible Garden Space With Summerhouse

Ground Floor

Entrance

Composite door to hallway.

Hallway

15'5 x 5'11 (4.70m x 1.80m)

UPVC double glazed frosted windows, central heating radiator, coving, smoke alarm, laminate flooring, stairs to first floor, door to under stairs storage, door to reception room one, door to kitchen and door to garage.

Reception Room One

14'4 x 11'1 (4.37m x 3.38m)

UPVC double glazed window, central heating radiator, coving, electric fire with decorative surround, television point and open access to reception room two.

Reception Room Two

9'9 x 9'8 (2.97m x 2.95m)

Central heating radiator, coving, UPVC double glazed sliding doors to rear garden and door to kitchen.

Kitchen

10'1 x 9'6 (3.07m x 2.90m)

UPVC double glazed window, coving, range of high gloss wall and base units with under unit lighting, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, integrated fridge freezer, integrated dishwasher, tiled floor, door to hall and door to utility.

Utility

6'8 x 5'9 (2.03m x 1.75m)

UPVC double glazed window, central heating radiator, base unit, laminate work top, stainless steel sink with mixer tap, plumbed for washing machine, space for dryer, coving, tiled floor, door to WC and UPVC door to rear.

WC

5'9 x 2'7 (1.75m x 0.79m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, coving and tiled floor.

First Floor

Landing

11'9 x 11'3 (3.58m x 3.43m)

Loft access, coving, doors to storage, four bedrooms and bathroom.

Bathroom

6'9 x 6'6 (2.06m x 1.98m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath, overhead electric feed shower, coving, tiled elevation, extractor fan and tiled floor.

Bedroom One

13'10 x 11'1 (4.22m x 3.38m)

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

En Suite

7'5 x 6'2 (2.26m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed shower with rinse head, coving, tiled elevation and tiled floor.

Bedroom Two

10'6 x 10'1 (3.20m x 3.07m)

UPVC double glazed window, central heating radiator, coving, fitted storage, dado rail and laminate flooring.

Bedroom Three

16'8 x 8'1 (5.08m x 2.46m)

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

Bedroom Four

7'3 x 6'4 (2.21m x 1.93m)

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

External

Rear

Enclosed paved garden, decking, patio area, pond, bedding area with mature shrubbery and trees, outdoor tap and Summerhouse.

Front

Driveway for numerous vehicles with access to garage, gravel bedding area with mature shrubbery and trees.

Garage

17'7 x 8'4 (5.36m x 2.54m)

Up and over garage door.



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