



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## Quakers View, Brierfield, BB9 5PU

### £249,950

#### AN EXCEPTIONAL FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, stylish decoration and modern fixtures and fittings, this enviable four bedroom detached property is being proudly welcomed to the market in the sought after location of Brierfield on a popular estate. Offering an abundance of indoor and outdoor space, added conservatory and added garage, 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 and major motorway links.

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room guides you on to a contemporary country-style fitted kitchen diner which leads openly on to a conservatory and inner hallway. The inner hallway guides you through to a utility room, WC and staircase to the first floor. The first floor comprises of doors on to four generously sized bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with paving, stone chip and and bedding areas. To the front there is a garden with laid to lawn, paving and bedding areas, off road parking and access on to the garage.

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



# Quakers View, Brierfield, BB9 5PU

## £249,950

 4  2  1  C

- Stunning Detached Property
  - Contemporary Fitted Dining Kitchen
  - Off Road Parking and Garage
  - EPC Rating C
- Four Bedrooms
  - Stylish Decoration Throughout
  - Tenure Freehold
- Two Bathrooms
  - Immaculate Rear Garden
  - Council Tax Band D

### Ground Floor

#### Entrance Porch

5'5 x 3'9 (1.65m x 1.14m)

Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, coving, wood effect lino flooring and oak single glazed door to reception room.

#### Reception Room

13'10 x 11'0 (4.22m x 3.35m)

UPVC double glazed window, central heating radiator, coving, two ceiling roses, electric fire, television point and single glazed double doors to kitchen/dining area.

#### Kitchen/Dining Area

21'0 x 11'0 (6.40m x 3.35m)

UPVC double glazed window, upright central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, ceramic Belfast double sink with mixer tap, three door Rangemaster cooker with five ring gas hob and extractor hood, integrated dishwasher and full length fridge and freezer, coving, two ceiling roses, pendant lighting, tiled flooring, open to conservatory, inner hall and UPVC double glazed door to rear.

#### Conservatory

10'9 x 10'4 (3.28m x 3.15m )

UPVC double glazed window, spotlights, tiled flooring and UPVC double glazed French doors to rear.

#### Inner Hall

9'6 x 6'10 (2.90m x 2.08m)

Central heating radiator, coving, smoke detector, tiled flooring, oak single glazed doors to WC, utility and stairs to first floor.

#### WC

5'4 x 3'7 (1.63m x 1.09m)

Hardwood double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps and tiled flooring.

#### Utility

9'6 x 9'6 (2.90m x 2.90m)

Range of wall and base units with granite effect work surfaces, tiled splashback, plumbing for washing machine, space for dryer, coving, Worcester boiler, understairs storage and lino flooring.

### First Floor

#### Landing

11'10 x 9'9 (3.61m x 2.97m)

UPVC double glazed window, coving, smoke detector, ceiling rose, loft access, storage cupboard, doors to four bedrooms and family bathroom.

#### Bedroom One

11'8 x 11'0 (3.56m x 3.35m)

UPVC double glazed window, central heating radiator, television point and door to en suite.

### En Suite

8'11 x 3'2 (2.72m x 0.97m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosed with rinse head, tiled elevations, spotlights, extractor fan, PVC to ceiling and tiled flooring.

#### Bedroom Two

11'0 x 9'11 (3.35m x 3.02m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

9'9 x 6'6 (2.97m x 1.98m )

UPVC double glazed window, central heating radiator and wood effect lino flooring.

#### Bedroom Four

9'9 x 6'9 (2.97m x 2.06m)

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

### Bathroom

6'6 x 5'10 (1.98m x 1.78m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with mixer tap, panel bath with traditional taps, tiled elevations, extractor fan and tiled flooring.

### External

#### Rear

Paved garden with stone chip and bedding areas.

#### Front

Laid to lawn garden with paving, stone chip, off road parking and access to garage.

