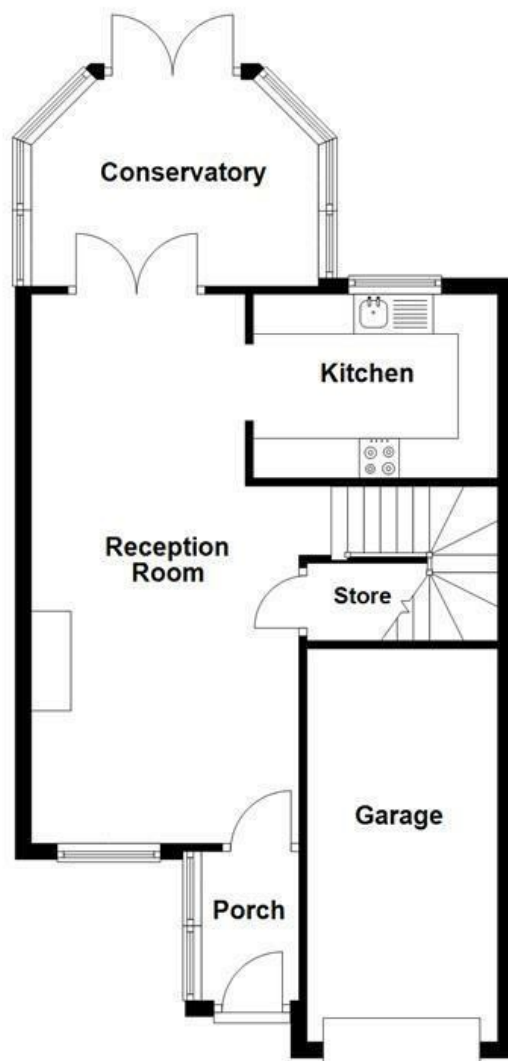
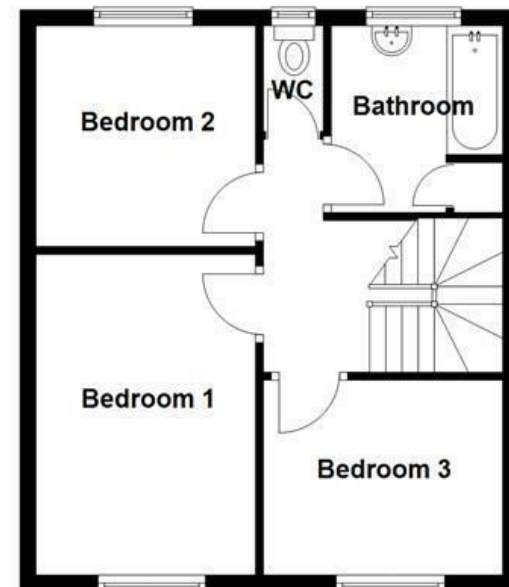


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	80
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.

Brooden Drive, Brierfield, BB9 5HF

Offers Over £199,950

IMPRESSIVE THREE BEDROOM SEMI DETACHED FAMILY HOME

Located in the tranquil cul-de-sac of Brooden Drive, Brierfield, this stunning three-bedroom semi-detached house presents an ideal family home. The property boasts a driveway and a garage, providing ample parking space and convenience.

Upon entering, you are greeted by a modern and neutral decor that flows throughout the home, creating a warm and inviting atmosphere. The open-plan lounge and dining area feature an elegant archway leading to a contemporary kitchen, perfect for both entertaining and everyday family life. Bright French doors open into a lovely conservatory, allowing natural light to flood the space and offering a delightful spot to relax or enjoy meals with family and friends.

The first floor comprises generously sized bedrooms, each designed to provide comfort and privacy. The family bathroom is well-appointed, complemented by a separate WC for added convenience.

This property is not only aesthetically pleasing but also functional, making it a wonderful choice for families seeking a peaceful yet accessible location. With its gorgeous decor and spacious layout, this home is ready to welcome its new owners. Don't miss the opportunity to make this delightful property your own.

Brooden Drive, Brierfield, BB9 5HF

Offers Over £199,950

 3  1  1  C

- Beautifully Presented Semi Detached Property
 - Contemporary Fitted Kitchen
 - Off Road Parking and Garage
 - EPC Rating C
- Three Bedrooms
 - Views Of The Famous Pendle Hill
 - Tenure Leasehold
- Two Piece Bathroom and Separate WC
 - Low Maintenance Rear Garden
 - Council Tax Band C

Ground Floor

Entrance Porch

6'2 x 4'0 (1.88m x 1.22m)

UPVC double glazed front door, UPVC double glazed windows, tiled flooring and door to reception room.

Reception Room

22'8 x 11'1 (6.91m x 3.38m)

UPVC double glazed window, two central heating radiators, coving, cast iron log burner, television point, under stairs storage, open to kitchen, UPVC double glazed French doors to conservatory and stairs to first floor.

Kitchen

10'1 x 7'4 (3.07m x 2.24m)

UPVC double glazed window, range of high gloss wall and base units with wood effect work surfaces, tiled splashback, composite sink and drainer with high spout mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights and wood effect flooring.

Conservatory

11'10 x 8'5 (3.61m x 2.57m)

UPVC double glazed windows, polycarbonate roof, tiled flooring and UPVC double glazed French doors to rear.

First Floor

Landing

10'4 x 9'0 (3.15m x 2.74m)

Loft access, smoke detector, doors leading to three bedrooms, bathroom and WC.

Bedroom One

13'3 x 9'0 (4.04m x 2.74m)

UPVC double glazed window and central heating radiator.

Bedroom Two

8'10 x 8'5 (2.69m x 2.57m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'0 x 7'10 (2.74m x 2.39m)

UPVC double glazed window and central heating radiator.

Bathroom

8'0 x 7'2 (2.44m x 2.18m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead direct feed shower, storage, tiled elevations and lino flooring.

WC

4'9 x 2'10 (1.45m x 0.86m)

UPVC double glazed frosted window, dual flush WC and lino flooring.

External

Rear

Enclosed garden with artificial lawn, paving, mature shrubbery and trees.

Front

Tarmac driveway and access to garage.



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