



FARDELLA
& BELL



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4 Sykefield, Brierfield
£159,000



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Brierfield, Nelson

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern kitchen with integrated appliances
- Bright living areas with large windows
- Direct garden access via French doors
- Spacious fenced garden with mature tree
- Private patio area for entertaining
- Off-road parking
- Neutral decor throughout
- Modern bathroom with subway tile design



Living room

Fitted carpet, radiator, two ceiling light points, uPVC double glazed patio doors leading to the rear garden and uPVC double glazed window to the rear aspect.

Downstairs WC

Frosted uPVC double glazed window, pedestal sink with mixer tap, push button WC, ceiling light point and radiator.

Kitchen

uPVC double glazed window, chrome sink with mixer tap, oven, electric hob, overhead extraction point, washing machine point, a mix of wall and base units, extraction point and ceiling light point.

Bedroom 1

15' 9" x 9' 2" (4.80m x 2.80m)

Fitted carpet, radiator, ceiling light point, radiator and two uPVC double glazed windows.

Bedroom 2

9' 6" x 8' 2" (2.90m x 2.50m)

Fitted carpet, radiator, uPVC double glazed window and ceiling light point.

Bedroom 3

5' 10" x 8' 2" (1.79m x 2.50m)

Fitted carpet, radiator, uPVC double glazed window and ceiling light point.

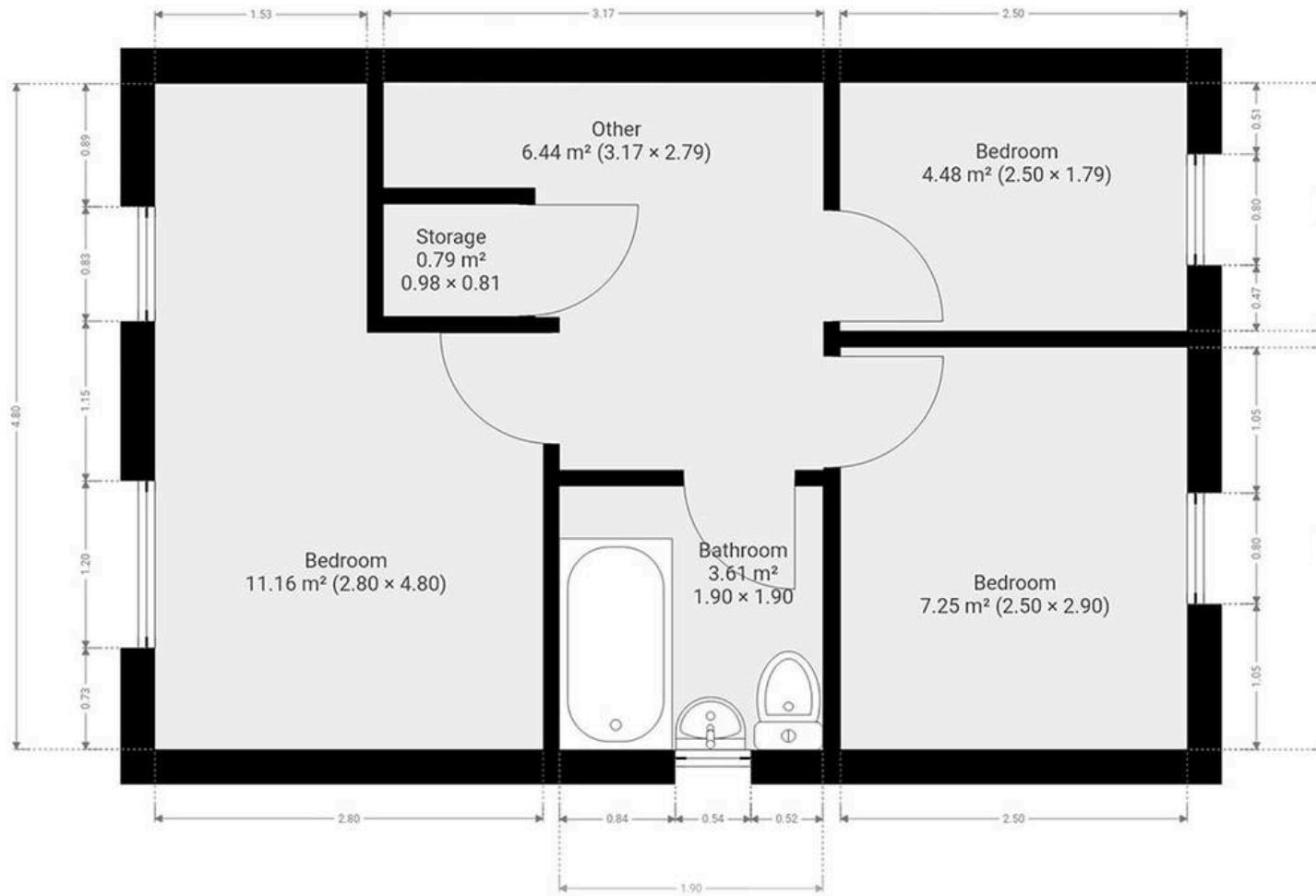
Bathroom

6' 3" x 6' 3" (1.90m x 1.90m)

Partially tiled walls, laminate flooring, frosted uPVC double glazed window, push button WC, pedestal sink with mixer tap, extraction point, ceiling light point, overhead shower and panelled bath.







Total Property Area: approx - 69.5 Sq Meters (752.4 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



FRONT GARDEN

Laid to lawn area with mature bushes and shrubs and driveway to the side of the property.

REAR GARDEN

Patio area for sitting, steps to the laid to lawn area, wall boundaries, fenced boundaries and side gate access.

DRIVEWAY





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