

### 3 Bretton Close, Brierley, S72 9LP

THIS GORGEOUS HOME IS SO SPACIOUS, CHECK IT OUT NOW!

You really need to view this stunning home to appreciate the space that is on offer. With 4 bedrooms, 2 en-suites and a garden bar this home has it all.

As you enter the property through the spacious hallway you will find a handy coat cupboard, downstairs WC and access to the integrated garage.

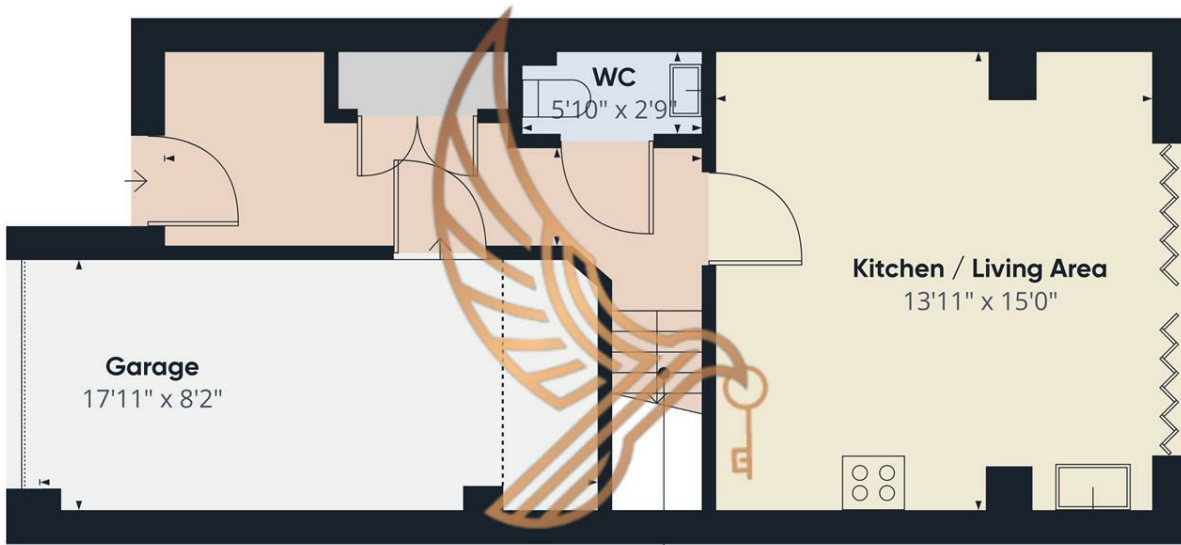
The open plan kitchen/diner boasts a modern finish with an expanse of cupboards and integrated appliances.

The spacious living room with double windows is located on the first floor. There is a double bedroom with fitted wardrobes and an en-suite on this level.

On the second floor you will find another double bedroom with en-suite and fitted wardrobes, 2 more bedrooms and the family bathroom.

- 4 Bed Inner Townhouse
- Modern Interior Throughout
- Open Plan Kitchen/Diner
- Integrated Garage
- Spacious Living Room
- 2 Double Bedrooms with En-Suite and Fitted Wardrobes
- 2 Further Bedrooms
- Off Road Parking & EV Charger
- Rear Garden & Garden Bar
- NO CHAIN

£225,000



**KESTREL**  
ESTATES

Floor 0

Approximate total area<sup>®</sup>  
490.62 ft<sup>2</sup>

Reduced headroom  
25.19 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	