



12 Parsonage Drive

Brierfield

Offers in the Region of: £235,000



**Pendle Hill
Properties**



12 Parsonage Drive, Brierfield
**£235,000 Offers in the
Region of**

A great opportunity to purchase an attractive three-bedroom detached bungalow located close to local amenities and major transport links briefly comprising an open plan kitchen/dining room, lounge, three bedrooms, bathroom, garage, and rear garden.



LOUNGE

A spacious lounge boasting an attractive central feature fireplace with wooden mantel comprises laminate wood flooring, radiator, ceiling light point, wall-up lights, double-glazed window, and a door to the front.

KITCHEN/DINING ROOM

A fully fitted kitchen with a range of base and wall-mounted units with laminate worktops briefly comprises a five-ring gas hob with overhead extractor, integrated oven, microwave, and double fridge/freezer, ceramic sink with mixer tap, space for a washing machine/dryer, and dishwasher, tiled splashback, ceiling spotlights, Karndean wood flooring, double-glazed window, and upvc door to the side.

The dining room briefly comprises Karndean flooring, radiator, ceiling spotlights, and a double-glazed window to the side.

BEDROOM ONE

A spacious double bedroom with a large, double-glazed window to the rear briefly comprises laminate flooring, radiator, and ceiling light point.

BEDROOM TWO

Another spacious double bedroom briefly comprises a laminate flooring radiator, ceiling light point, and a double-glazed window to the rear.

BATHROOM

A family bathroom comprises a bath with overhead shower attachment, low-level wc, pedestal sink, towel warmer, ceiling spotlights, Karndean flooring, and a frosted window.

BEDROOM THREE

A double bedroom briefly comprising carpeted flooring, ceiling light point, radiator, and a double-glazed window to the rear.

EXTERNAL

The rear of the property boasts an attractive rear garden with a gravelled patio area and a large lawn space.

The front and side of the property boast a gravelled area with a storage shed, a gated driveway for off-road parking, and a driveway to the garage.

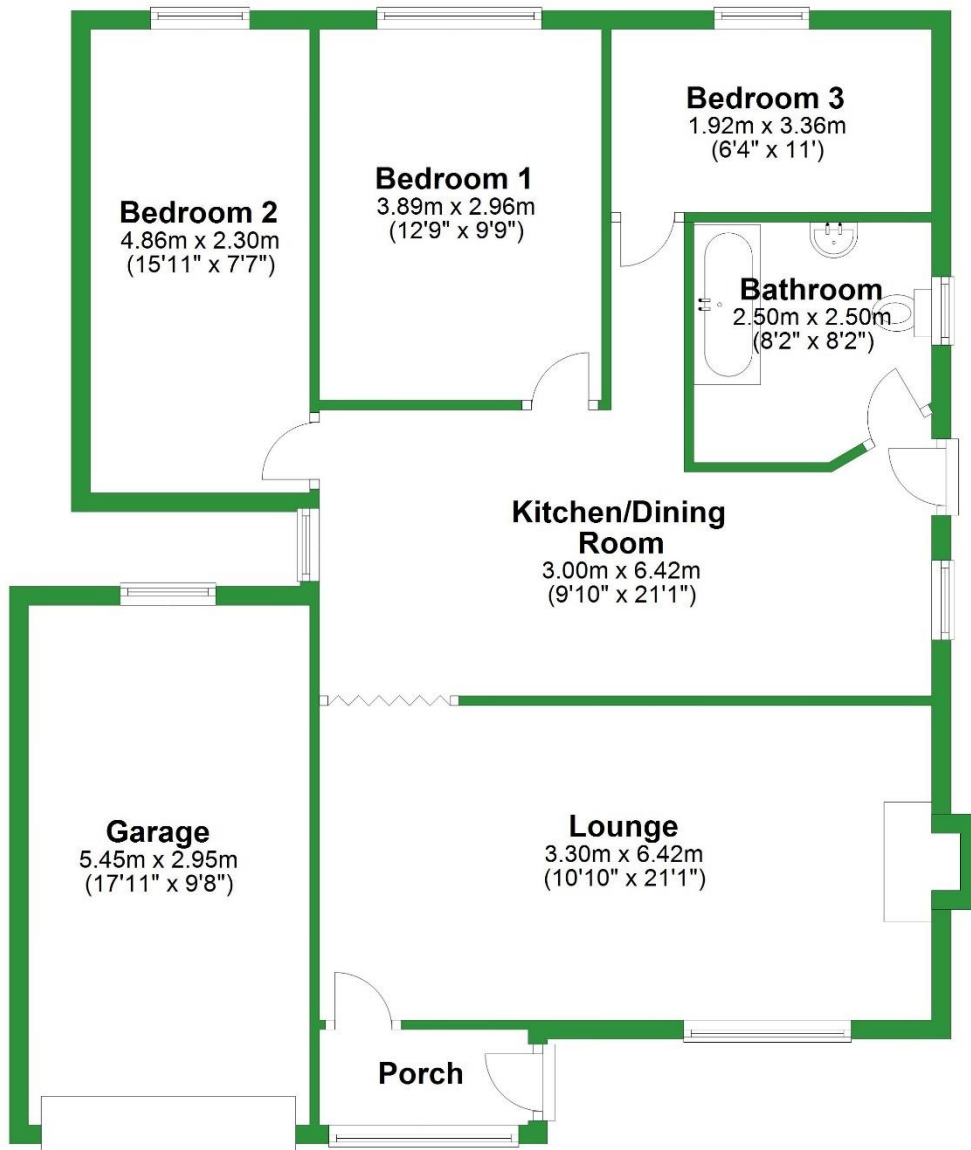
ADDITIONAL INFORMATION

Tenure = Leasehold, peppercorn lease, 946 years remaining
Council Tax Band = D



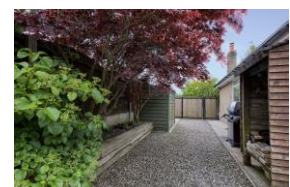
Ground Floor

Approx. 97.4 sq. metres (1048.4 sq. feet)



Total area: approx. 97.4 sq. metres (1048.4 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Pendle Hill Properties

154 Whalley Road Read Burnley Lancashire BB12 7PN

t 01282 772048 e info@pendlehillproperties.co.uk

w pendlehillproperties.co.uk



@PendleHillProps



Find us on Facebook



rightmove