



*1 Stoneyhurst Height  
Brierfield*

*Offers in the Region of: £285,000*



**Pendle Hill  
Properties**



*1 Stoneyhurst Height, Brierfield  
£285,000 Offers in the  
Region of*

A perfect family home, in Brierfield, briefly comprises a lounge, dining room, kitchen, utility room, WC, master bedroom with en-suite, three further bedrooms, family bathroom, rear garden and a driveway with garage to the front.



### LOUNGE

A spacious lounge briefly comprises a gas fire with mantle, laminate wood flooring, wall mounted and ceiling light points, radiator, and a double-glazed bay window to the front.

### KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops briefly comprises a four-ring gas hob with overhead extractor, stainless steel sink with drainers and mixer tap, integrated fridge-freezer, oven, space for a washing machine, tiled flooring, ceiling light point, a large double-glazed window to the side and upvc door to the rear.

### DINING ROOM

The dining room briefly comprises laminate wood flooring, wall mounted and ceiling light point, radiator, and double-glazed sliding doors into the conservatory.

### CONSERVATORY

Located to the rear of the property is a large, spacious second lounge boasting a large, double-glazed window, laminate flooring, ceiling spotlights, and UPVC doors that open onto the rear garden.

### MASTER BEDROOM WITH EN-SUITE

Located on the first floor, the master bedroom boasts carpeted flooring, ceiling light point, radiator, fitted wardrobes and a double-glazed window to the rear. The en suite briefly comprises tiled flooring, a walk-in shower with overhead rainfall attachment, low level WC, storage basin sink, towel warmer, ceiling light point, and a frosted window to the rear.

### BEDROOM TWO

A spacious double bedroom briefly comprises wood flooring, fitted wardrobes, ceiling light point, radiator, and a large, double-glazed window to the front of the property.

### BATHROOM

The bathroom briefly comprises tiled flooring, bath with overhead shower attachment, storage basin sink, low level WC, towel warmer, ceiling light point and a frosted window to the rear.

### BEDROOM THREE

Located on the first floor, the third bedroom boasts laminate wood flooring, a radiator, Ceiling spotlights and a double-glazed window to the front.

### BEDROOM FOUR

The fourth bedroom, currently utilised as an office briefly comprises wood flooring, radiator, ceiling light point and a double-glazed window to the front.

### EXTERNAL

To the rear of the property is a patio area across two levels, a pond and a decking area at the top of the garden. There is also a summer house.

To the front of the property is a garage and driveway boasting mature shrubs.

### ADDITIONAL INFORMATION

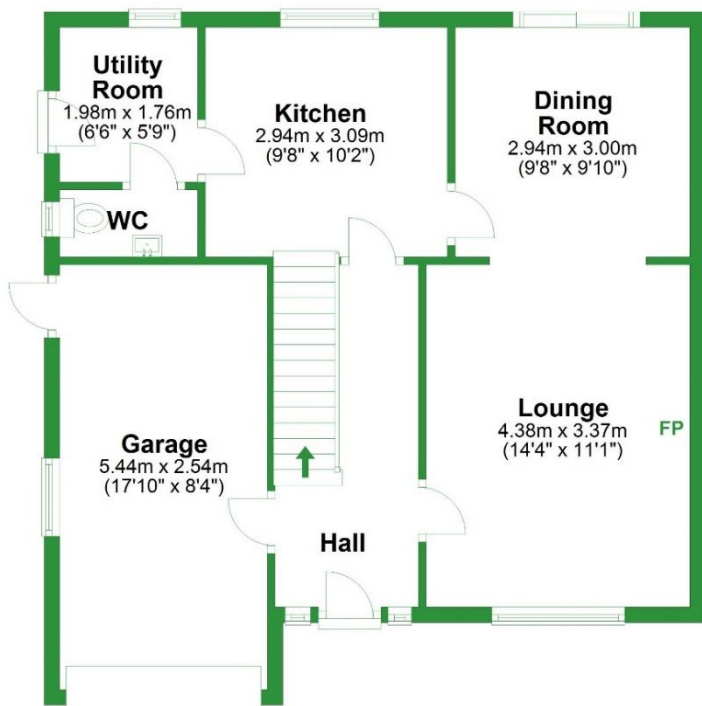
Tenure = Freehold

Council Tax Band = D



## Ground Floor

Approx. 62.5 sq. metres (673.1 sq. feet)

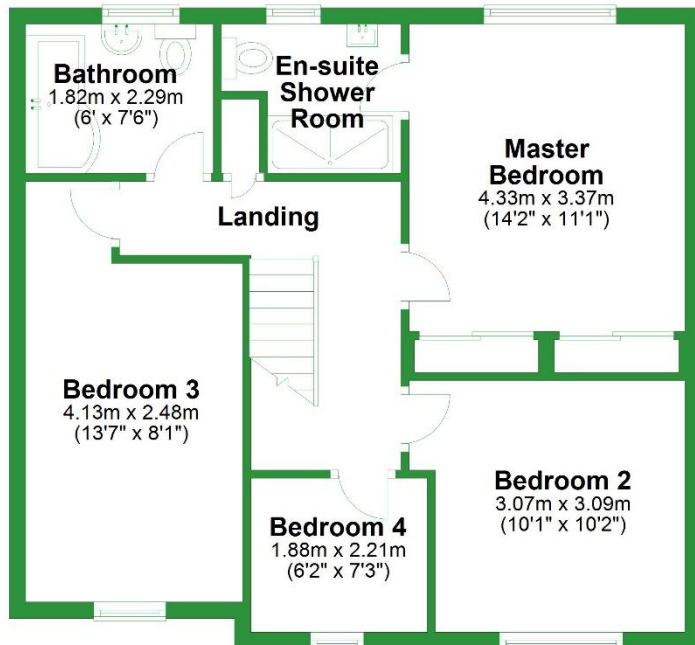


Total area: approx. 121.4 sq. metres (1306.9 sq. feet)

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

Approx. 58.9 sq. metres (633.8 sq. feet)

## First Floor



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 have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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