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3 Stoneyhurst Height
Brierfield
BB9 0YB



For Sale

Price £290,000

- Spacious detached dwelling
- Quiet location
- Ideal for a family
- Lounge & dining room
- Fitted kitchen & cloak room

- House bathroom & ensuite
- Four good sized bedroom
- Gardens front & rear
- Driveway & garage
- Viewing recommended

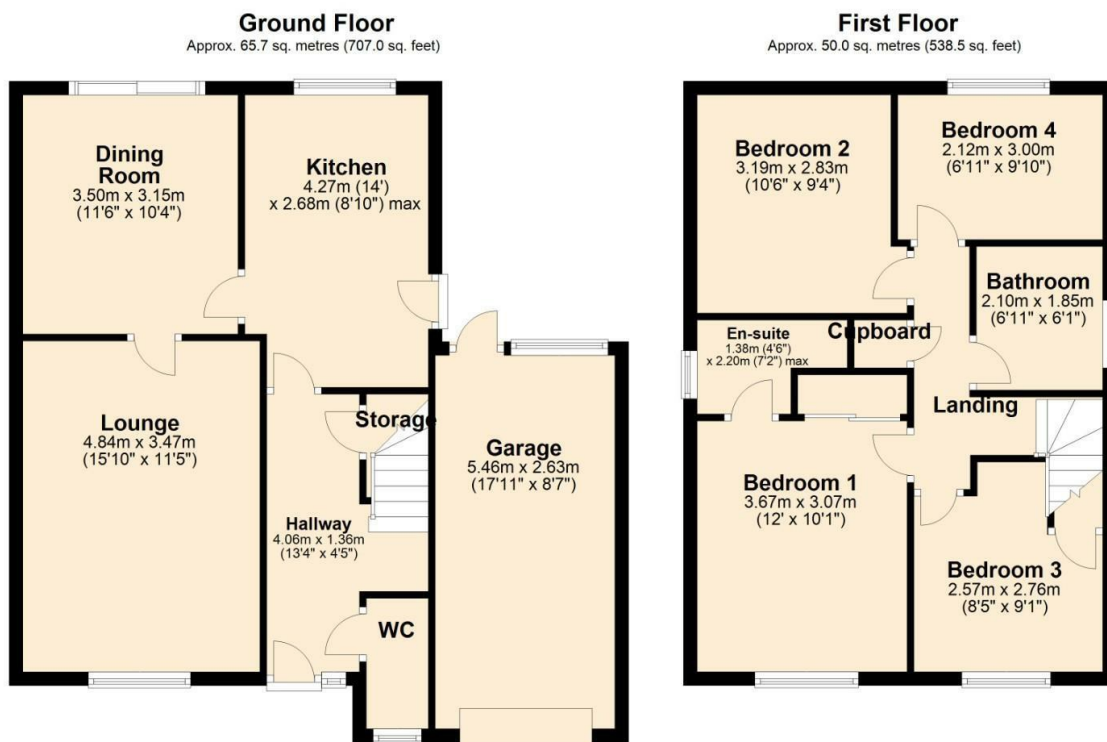


Fantastic, well presented four-bedroom detached house located off Marsden Road/Higher Reedley Road. Close to local amenities, schools, and near Burnley and Brierfield Town Centres this property is perfect for a growing family looking for more space with the potential to extend, either build over the garage or convert the existing garage.

The property offers spacious accommodation arranged over two floors and briefly comprises: entrance hallway, useful downstairs w.c, spacious living room with a gas fire and surround creating the ideal focal point. The dining room runs adjacent to the kitchen and has fantastic potential to bring them together with bi-folding doors that could lead out to the patio area and create a lovely entertainment kitchen/dining space. Currently, the kitchen houses excellent matching wall, base, and drawer units with contrasting work surfaces and a range of appliances such as a gas hob, double oven, dishwasher, fridge freezer and a sink/drain.

To the first floor is a landing and there are two good sized double bedrooms with the master bedroom benefitting from a modern three piece shower room and fitted wardrobe. There are a further two generous single/small double bedrooms. The family bathroom is also has a three-piece suite comprising a low-level WC, pedestal hand wash basin, and a bath with an overhead shower and stylish brown tile splash backs.

Externally to the front is a garden area which is laid to lawn. Private driveway providing ample off road parking leading to attached single garage. To rear is a private mature garden with paved patio area, mature trees, bedding plants and shrubbery.



Total area: approx. 115.7 sq. metres (1245.5 sq. feet)



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.

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