

Because life is

PettyTM
Real

8 Brier Heights Close
Brierfield
BB9 0HL



For Sale

£325,000

- Executive detached house
- Popular residential area
- Ideal for the growing family
- 3 Reception rooms (including conservatory)
- Hallway & two piece cloakroom
- 4 Bedrooms
- En-suite & family bathroom
- Garage & double driveway
- Private landscaped garden
- Internal viewing essential



Executive four bedroom detached property located within this established and highly sought after residential location situated off Kings Causeway. The property provides extensive family living accommodation arranged over two floors.

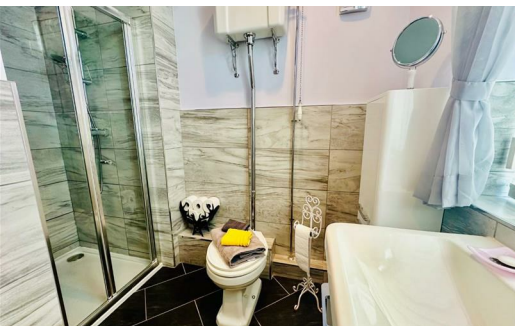
On entering the property to the ground floor you are greeted by a pleasant and spacious entrance hallway with two piece cloakroom and return staircase ascending to the first floor complete with understairs storage. To the front is a formal dining room which can be used as a snug. There is a well proportioned lounge situated to the rear of the property with feature bay window having a living flame gas fire with surround. The breakfast kitchen is situated to the rear of the property and has been recently upgraded to create a stylish and contemporary range of matching wall, base and drawer units with Quartz worktops and integrated appliances, wood framed double glazed window and French doors provide access to an airy conservatory which boasts an insulated roof, providing a tranquil space to enjoy the garden views all year-round.

On the first floor the master bedroom comprises an excellent double with fitted wardrobes and houses a modern three piece en-suite shower room in white. There are two further double bedrooms and the fourth bedroom all with built in storage. The house bathroom has a three piece suite in white.

Externally, to the front of the property is a tarmac driveway providing private parking for a couple of vehicles and access to the integral garage with up & over door, with power and water. The garden to the front comprises a small lawned area with established borders. The garden to the rear is beautifully manicured and landscaped and comprises a secluded patio area, block paved pathways and a garden area which is laid mainly to lawn with established and mature borders.



Total area: approx. 142.7 sq. metres (1536.4 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.

11 Albert Road, Colne, Lancashire, BB8 0RY
T. 01282 868686
Colne.sales@pettyreal.co.uk

www.pettyreal.co.uk