

Because life is

Petty
Real™

4 Clements Drive
Brierfield
BB9 5TA



For Sale

- Well presented detached bungalow
- Three bedrooms
- Plans have been drawn up to create another reception room
- Lounge
- Fitted kitchen

Reduced £215,000

- Three piece bathroom
- Driveway & garage
- Gardens front & rear
- Views towards Pendle hill
- Viewing recommended



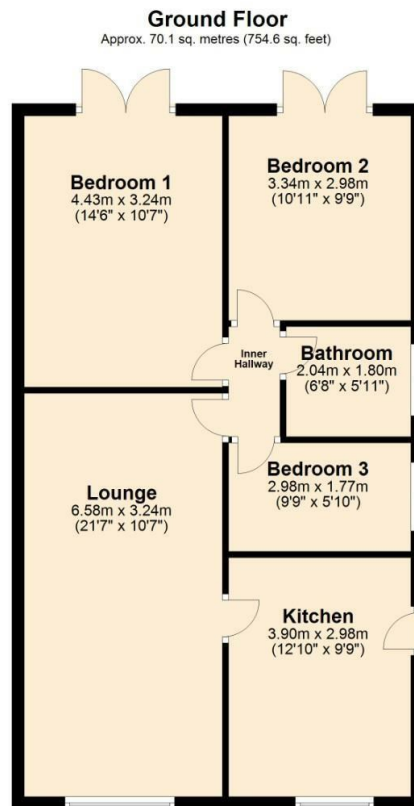
Explore this captivating detached bungalow located on Clements Drive in the peaceful Brierfield neighborhood. This charming residence offers a comfortable living space that includes a warm reception room, three cosy bedrooms, and a modern, stylish bathroom.

What truly distinguishes this property is its remarkable potential for expansion. Existing plans to add another reception room could dramatically enhance the home's functionality have been drawn up by the current owners and is waiting to be passed, making it an ideal space for social gatherings or a quiet, cosy retreat for relaxation.

The kitchen is contemporary and fully equipped, perfect for preparing gourmet meals. Beyond the kitchen, the property opens up to tranquil, picturesque views at the rear towards Pendle hill, offering a quiet haven.

Featuring ample parking for three vehicles plus a garage for additional storage, this home is well-suited for car enthusiasts or anyone needing extra space.

Don't miss this unique opportunity. Book a viewing today and start imagining the vibrant new lifestyle that could be yours in this delightful bungalow, where comfort and potential beautifully intersect.



Total area: approx. 70.1 sq. metres (754.6 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