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4 Pennine Way  
Brierfield  
BB9 5DT



## For Sale

- Spacious semi detached dormer bungalow
- Sought after location
- Ideal for a family or downsizer
- Lounge & dining room
- Modern kitchen

## Offers In The Region Of £170,000

- Three bedrooms
- Utility and shower room
- Driveway & garage
- Gardens front & rear
- No chain



For sale is a charming semi-detached dormer bungalow in a sought-after location, offering a perfect blend of comfort and convenience. The property welcomes you with a cosy porch that leads into a spacious lounge, complete with a gas fire, ideal for relaxing evenings. Adjacent to the lounge is a generously sized dining room, perfect for family meals and gatherings. The modern kitchen is well-appointed with contemporary fittings and appliances, designed for both practicality and style.

The layout is highly versatile, featuring a ground floor bedroom that could also serve as a home office or guest room. This floor also includes a cleverly designed utility area with WC, providing functional space for laundry and other everyday tasks. This added practicality enhances the overall usability of the home.

Upstairs, the first floor opens to a large, extended dormer bedroom at the rear. This spacious room benefits from abundant natural light and has the potential to be split into two smaller bedrooms if needed. Another well-sized bedroom and a modern shower room with high-quality fixtures complete this floor, adding to the home's functionality and charm.

Externally, the property boasts gardens to both the front and rear, offering a peaceful outdoor retreat. The home is complemented by a garage and driveway with ample off-street parking. (Please note, part of the rear garden is leased from Pendle Borough Council, and a new tenancy will need to be arranged for the new owner.) This well-presented property is an ideal choice for a variety of buyers looking for a comfortable home in a popular location.



Total area: approx. 109.8 sq. metres (1182.4 sq. feet)



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