





Hilton &  
Horsfall

BB9 5HB

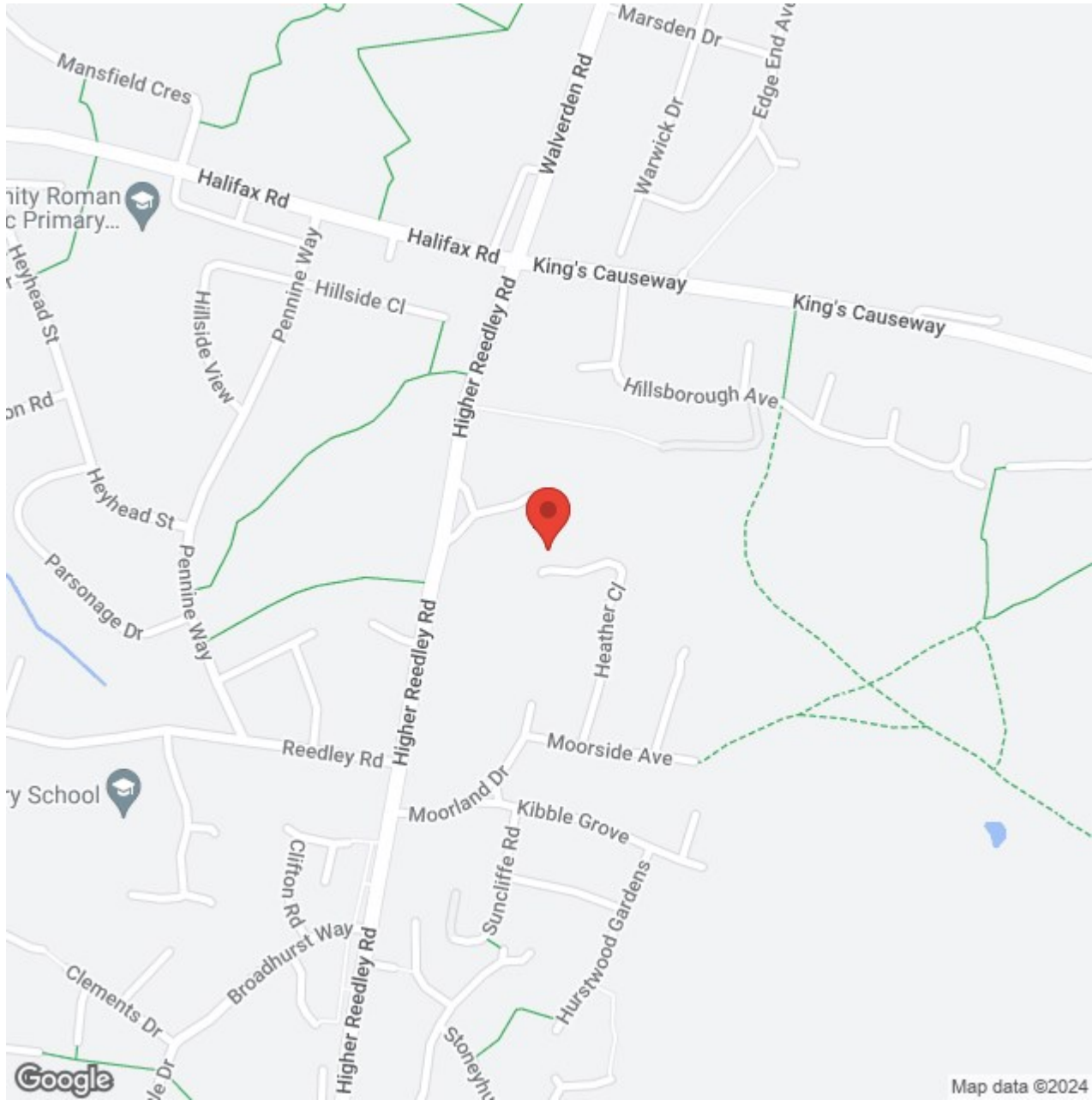
## Heather Close, Brierfield

### Offers Over £284,950

A superb opportunity to acquire this well presented family sized home which is situated on a quiet cul-de-sac in a popular area of Brierfield. This five bedroomed detached dwelling is located within close proximity to local amenities, transport links, Primary and Secondary schools. The M65 motorway is a short drive away offering easy access to Preston, Manchester and beyond.

Briefly comprising of: an entrance hallway, ground floor w.c, spacious bay fronted living room, dining room, fitted breakfast kitchen, utility room and integral garage. To the first floor you will find five well proportioned bedrooms (master with ensuite shower room) and a further three piece house bathroom. Externally to the front elevation is a block paved driveway and access to the garage. To the rear is a large enclosed garden. Freehold. Council Tax Band 'D'. One not to be missed. Perfect for a growing family. Early viewing is advised.







## Lancashire

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### GROUND FLOOR

Having a uPVC double glazed front door leading through to:

### ENTRANCE HALLWAY

With wood effect flooring, 1x radiator, coving and a staircase leading to the first floor / landing.

### GROUND FLOOR W.C

A 2-piece suite comprising of: a push button w.c, pedestal sink with a mixer tap, 1x towel radiator and a uPVC double glazed window to the front elevation.

### LIVING ROOM 14'11" x 10'4" (4.561m x 3.151m)

A family sized room having a uPVC double glazed square bay fronted window, a gas fire set within a feature fireplace, television point, 1x radiator and coving. With access through to:

### DINING ROOM 11'1" x 9'3" (3.386m x 2.824m)

Having ample space for a dining table / chairs, 1x radiator, coving and 2x patio doors leading out the rear garden.

### BREAKFAST KITCHEN 10'9" x 17'0" (3.296m x 5.197m)

Having fitted wall and base units in white, contrasting work surfaces over, integrated dishwasher, integrated 60/40 fridge / freezer, electric oven, 4-ring gas hob, air extraction hood over, inset sink with a mixer tap, fitted breakfast bar, 2x uPVC double glazed windows to the rear elevation, a uPVC double glazed door leading out to the garden, tiled flooring, 1x radiator and understairs storage cupboard. With access through:

### UTILITY ROOM 8'7" x 4'10" (2.620m x 1.494m)

With plumbing for a washing machine, inset sink with mixer tap and access to the combination boiler. With access through to:

### INTEGRAL GARAGE 16'9" x 8'7" (5.116m x 2.623m)

Having a roller shutter garage door, power and lighting. A large space which is ideal for storage.

### FIRST FLOOR / LANDING

With an inbuilt storage cupboard and access to the loft hatch.

### BEDROOM ONE 10'8" x 9'10" (3.266m x 3.007m)

A room of double proportions having 1x radiator, a uPVC double glazed window to the rear elevation, space for a wardrobe / drawers and access to the ensuite shower room.

### ENSUITE SHOWER ROOM

A 3-piece suite comprising of: a shower cubicle, push button w.c, pedestal sink with a mixer tap, 1x chrome radiator, tiled walls, tiled flooring and a uPVC double glazed frosted window to the side elevation.

### BEDROOM TWO 10'0" x 10'7" (3.064m x 3.227m )

Another room of double proportions having 1x radiator and a uPVC double glazed window to the front elevation.

### BEDROOM THREE 8'6" x 13'1" (2.605m x 3.993m)

Yet again a room of double proportions having 1x radiator and a uPVC double glazed window to the front elevation.

### BEDROOM FOUR 9'1" x 4'1" (2.780m x 1.264m)

A well proportioned room having 1x radiator and a uPVC double glazed window to the front elevation.

### BEDROOM FIVE 9'11" x 6'8" (3.046m x 2.035m)

Another well proportioned room having 1x radiator and a uPVC double glazed window to the rear elevation.

### HOUSE BATHROOM

### EXTERNALLY

Externally to the front elevation you will find a block paved driveway, access to the garage and a mature lawn with trees and shrubs. To the rear elevation there is an enclosed private garden having a large patio, artificial lawn and plenty of space for a storage shed / garden furniture. Perfect for use during the summer months.

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