



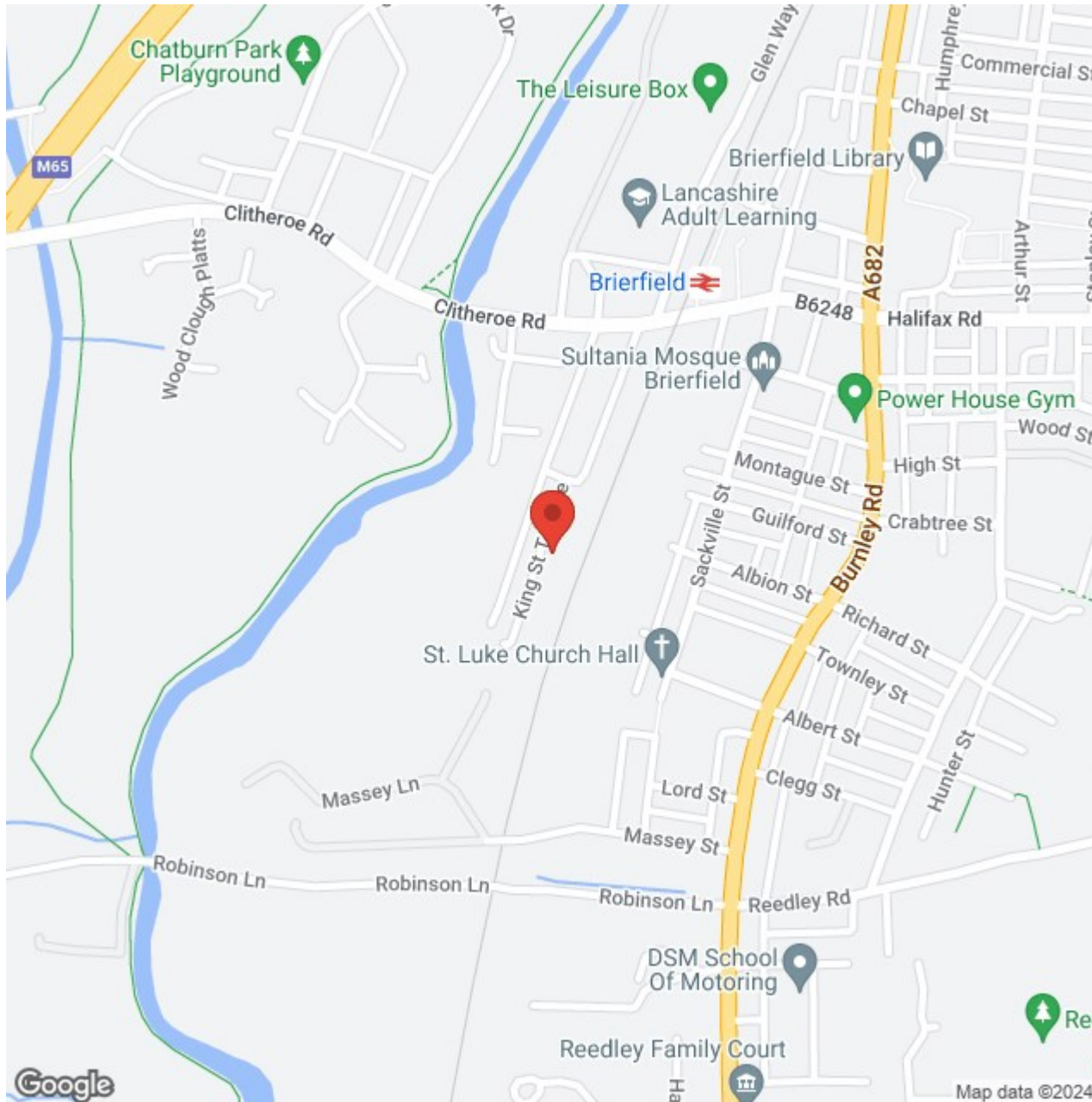
Hilton &
Horsfall

BB9 5PW

King Street Terrace, Brierfield Offers In The Region Of £94,950

A brilliant opportunity has arisen to acquire this beautifully presented TWO bedroomed terraced dwelling located in a highly desirable area of Brierfield. Situated conveniently close by to local amenities, transport links and good schools. The M65 motorway is only a short drive away offering easy access through to neighbouring towns such as: Burnley, Blackburn & Preston. This property affords many noteworthy features throughout and briefly comprises of: an entrance vestibule, family sized living room, large dining room which is open plan to the kitchen. To the first floor / landing you will find two well proportioned bedrooms and a contemporary four piece bathroom suite. Externally to the front elevation there is an enclosed forecourt laid with artificial grass and to the rear elevation you will find a well kept yard. Early viewing is advised to avoid disappointment. Council Tax Band A.
Leasehold.







Lancashire

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ENTRANCE

With a solid hard wood door leading to:

ENTRANCE VESTIBULE

Having a solid hard wood door leading through to the living room:

LIVING ROOM 13'11" x 9'6" (4.245 x 2.911)

A family sized living room with a television point, coving, dado rail, built in shelves, 2x radiators and 2x uPVC double glazed windows to the front elevation.

DINING ROOM 13'2" x 13'11" (4.032 x 4.256)

A large dining room which is open plan to the kitchen with space for a large dining table, multi fuel stove, coving, under stairs storage, built in storage cupboard, 1x radiator and a uPVC double glazed window to the rear elevation.

KITCHEN 16'4" x 5'2" (4.995 x 1.575)

A good sized fitted kitchen with a range of wall and base units having integrated appliances such as a fridge and freezer, dishwasher and extractor hood. The kitchen also boasts plumbing for a washing machine, sink with chrome tap, tiled flooring, uPVC double glazed window to the side elevation and a solid hard wood door leading to the rear yard.

LANDING

An open landing with access to the loft.

BEDROOM ONE 13'10" x 9'6" (4.240 x 2.918)

A large double bedroom with ample space for wardrobes and drawers, 1x radiator and a uPVC double glazed window to the front elevation.

BEDROOM TWO 5'9" x 17'7" (1.772 x 5.37)

A well proportioned single bedroom with 1x radiator and a uPVC double glazed window to the rear elevation.

BATHROOM 10'3" x 7'10" (3.139 x 2.412)

A four piece suite with a free standing bath, shower cubical with rainfall shower head over, w.c, pedestal sink with hot and cold taps, built in storage cupboard which houses the combi boiler, 1x radiator and a frosted uPVC double glazed window to the rear elevation.

EXTERNALLY

Externally to the front is a well kept garden forecourt which is laid with artificial grass. To the rear is a good sized yard.

PUBLISHING

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Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



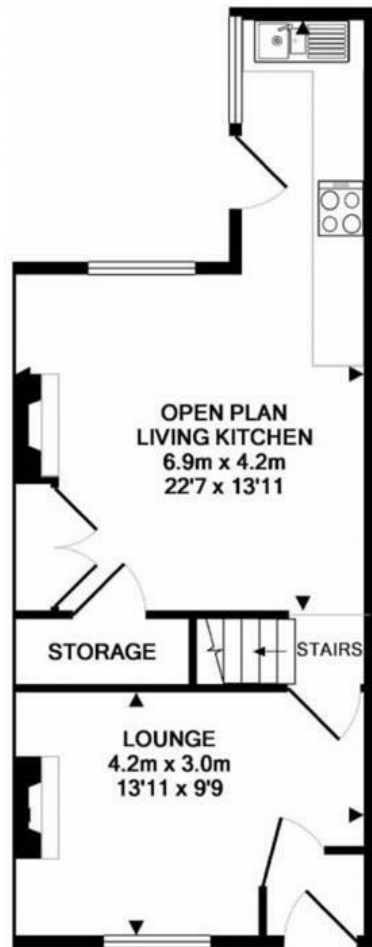
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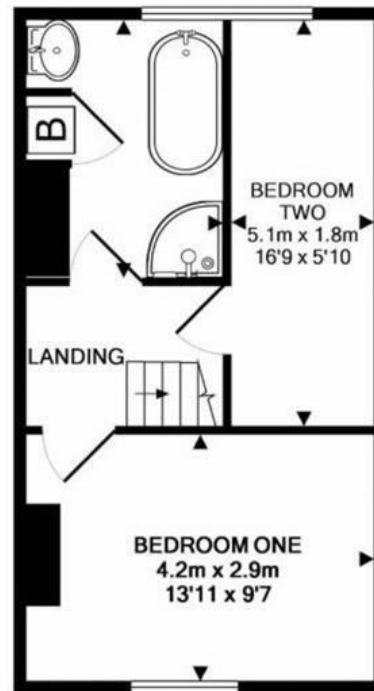
OUTSIDE

Externally to the front is a well kept garden forecourt which is laid with artificial grass. To the rear is a good sized yard.





GROUND FLOOR
 APPROX. FLOOR
 AREA 38.1 SQ.M.
 (410 SQ.FT.)



1ST FLOOR
 APPROX. FLOOR
 AREA 32.0 SQ.M.
 (345 SQ.FT.)

TOTAL APPROX. FLOOR AREA 70.1 SQ.M. (755 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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