





Hilton &  
Horsfall

BB9 OHL

## Brier Heights Close, Brierfield Offers In The Region Of £379,950

- Detached dwelling
- Four bedrooms
- Two bathrooms

A brilliant opportunity has arisen to acquire this beautifully presented FOUR bedroomed detached dwelling located on a quiet cul-de-sac in a highly sought after area of Brierfield.

Situated conveniently close by to local amenities, good schools and transport links. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities such as Burnley, Blackburn & Manchester. This property affords many noteworthy features throughout and is a credit to the current owners. Briefly comprising of: a welcoming entrance hallway, ground floor w.c, family sized living room, dining room, fitted breakfast kitchen, useful utility room and a bright and airy conservatory. To the first floor / landing you will find four well proportioned bedrooms with the master having an en-suite and a stunning three piece house bathroom. Externally to the front elevation there is a paved driveway leading up to the double garage offering ample space for off road parking. To the rear elevation there is a meticulously maintained laid lawn, flagged patio area with space for garden furniture, outside water source, outside electrics, mature trees, shrubs and flowerbeds. Perfect for use during the Spring / Summer months. Early viewing is highly advised to avoid disappointment. Council Tax Band F.  
FREEHOLD.







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## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

### GROUND FLOOR W.C

A 2 piece suite comprising of: wood effect flooring, low level w.c, wall mounted sink with chrome mixer tap and part tiled splash back, 1x central heating radiator and a double glazed frosted composite window to the front elevation.

### LIVING ROOM 14'1" x 12'3" (4.31m x 3.75m )

A family sized living room having wood effect flooring, space for settees, ceiling coving, feature fireplace with gas fire set within, television point, 2x central heating radiators, double doors leading through to the dining room and a composite double glazed bay fronted window.

### DINING ROOM 11'3" x 9'9" (3.44m x 2.98m )

Having space for table and chairs, wood effect flooring, ceiling coving, 1x central heating radiator, double doors leading through to living room and composite double glazed window to the rear elevation.

### KITCHEN 18'4" x 9'8" (5.61m x 2.97m )

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, inset sink with chrome mixer tap, breakfast island with space for barstools, wall mounted modern radiator, wood effect flooring, recessed LED spotlights and uPVC patio doors to conservatory. Having an array on integrated appliances such as: Bosch oven / grill, Bosch microwave, 4 ring gas hob with chrome extractor hood and a 60/40 fridge / freezer.

### UTILITY ROOM 8'4" x 6'0" (2.56m x 1.84m )

A useful utility room comprising of: wood effect flooring, fitted wall and base units with contrasting work surface over, tiled splash back, inset sink with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer, 1x central heating radiator, door leading through to garage, wood frame window and composite door to the rear elevation.

### SUNROOM 11'1" x 9'7" (3.40m x 2.94m )

A bright and airy sunroom with wood effect flooring, space for settees, uPVC double glazed window to the rear elevation and 2x velux windows.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

### BEDROOM ONE 14'2" x 12'1" (4.34m x 3.70m )

A bedroom of double proportions having space for wardrobes and drawer, space for vanity desk and chairs, 1x central heating radiator, double doors to wardrobe space, door to en-suite and a panelled composite double glazed window to the front elevation.

### EN-SUITE

A three piece en-suite comprising of: tiled flooring, part tiled walls, panelled bathtub with chrome mixer tap, rain fall shower head above and glass shower screen, sink in vanity unit with chrome mixer tap, push button w.c, shaving point, recessed LED spotlights, 1x central heating radiator, air extraction fan and a frosted composite double glazed window to the rear elevation.

### BEDROOM TWO 12'4" x 10'0" (3.77m x 3.05m )

A bedroom of double proportions with wood flooring, space for wardrobes and drawers, 1x central heating radiator and composite double glazed window to the rear elevation.

### BEDROOM THREE 14'2" x 9'4" (4.33m x 2.85m )

Another bedroom of double proportions with double doors to wardrobe space, door to airing cupboard, space for drawers, 1x central heating radiator and composite double glazed window to the front elevation.

### BEDROOM FOUR 9'1" x 6'1" (2.78m x 1.87m )

A well proportioned bedroom with double doors to wardrobe space, 1x central heating radiator and composite double glazed window to the front elevation

### BATHROOM 8'3" x 6'2" (2.52m x 1.88m )

A beautifully presented family house bathroom comprising of: tiled flooring, part tiled walls, walk in shower cubicle with rain fall shower head, sink in vanity unit with chrome mixer tap, push button w.c, heated chrome towel rack, recessed LED spotlights, and a frosted composite double glazed window to the rear elevation.

### EXTERNALLY

Externally to the front elevation there is a paved driveway leading up to the double garage offering ample space for off road parking. To the rear elevation there is a meticulously maintained laid lawn, flagged patio area with space for garden furniture, outside water source, outside electrics, mature trees, shrubs and flowerbeds. Perfect for use during the Spring / Summer months.

### GARAGE

Ideal for off road parking and storage purposes.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/brier-heights-close>

### PROPERTY DETAILS

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



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1818.97 ft<sup>2</sup>

168.99 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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