





BB10 3QH

## Halifax Road, Briercliffe

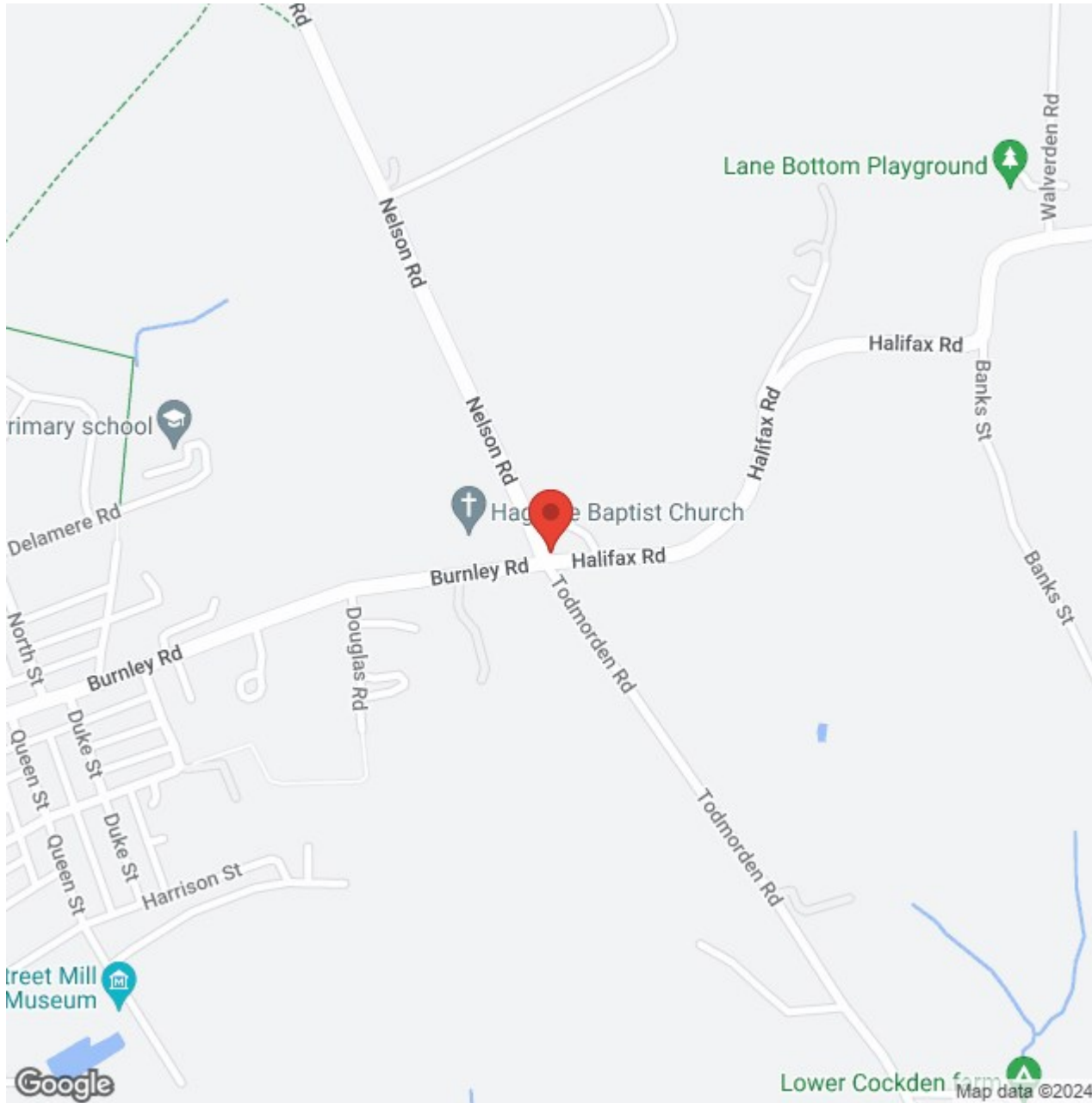
### Offers In The Region Of £249,950

- Large End Terrace
- Two Reception Rooms
- Breakfast Kitchen
- Four Bedrooms
- Rear Yard

Dating back to 1861 this spacious end of terraced dwelling is located in a highly desirable area. 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: Blackburn, Preston & Manchester.

This property has been maintained to a high standard throughout, affording many noteworthy features and briefly comprising of: a cellar ideal for storage purposes, family sized living room, dining room, fitted kitchen, useful utility room and separate ground floor w.c. To the first floor / landing you will find four well proportioned bedrooms and a stunning three piece shower room. Externally to the front elevation there is an enclosed forecourt and to the rear you will find a well kept decked yard with space for garden furniture and a bin store area. Early viewing is highly advised to avoid disappointment as this is one not to be missed.







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## Lancashire

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### LOWER GROUND FLOOR

On the lower ground floor you will find:

#### CELLAR 16'0" x 14'2" (4.90m x 4.32m )

Having full lighting and electrics, 1x central heating radiator and ample space for storage.

### GROUND FLOOR

On the ground floor you will find:

#### LIVING ROOM 16'0" x 15'1" (4.90m x 4.60m )

A family sized living room having space for settees, television point, 2x wall lights, wall feature fireplace with log burning stove set within, 1x central heating radiator, door to entrance porch and uPVC double glazed frosted window to the front elevation.

#### DINING ROOM 15'7" x 14'6" (4.76m x 4.43m )

A spacious room having wood flooring, space for table and chairs, bar area with space for barstools, panelled feature wall, 2x cast iron radiators and uPVC double glazed frosted window to the front and side elevation.

#### KITCHEN 13'1" x 14'8" (4.01m x 4.48m )

Offering a range of fitted wall and base units with contrasting worktops, York stone flagged flooring, centre island, integrated fridge / freezer, Stoves range cooker with extractor hood, Belfast sink with chrome mixer tap, exposed brick wall feature, integrated wine cooler, integrated dishwasher, wall mounted modern radiator, television point, recessed LED spotlights, door

leading down to the cellar and uPVC double glazed window to the side elevation with stone sills.

#### UTILITY ROOM 12'4" x 5'7" (3.78m x 1.72m )

A useful utility room having fitted wall and base units with contrasting worktops, inset sink with chrome mixer tap, York stone flags, plumbing for a washing machine, space for a tumble dryer, space for an under counter fridge, 1x central heating radiator, access to Baxi boiler and door leading out to the rear yard.

### W.C

A separate ground floor w.c comprising of: York stone flags, corner wall mounted sink with chrome mixer tap, push button w.c, and uPVC double glazed frosted window to the rear elevation with stone sills.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### BEDROOM ONE 16'4" x 12'10" (5.00m x 3.92m )

A bedroom of double proportions with space for wardrobes and drawers, exposed ceiling beams, 1x central heating radiator and uPVC double glazed windows to the front and rear elevation.

#### BEDROOM TWO 15'3" x 9'3" (4.65m x 2.83m )

Another bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### BEDROOM THREE 14'7" x 9'3" (4.46m x 2.84m )

Yet again a bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the side elevation.

#### BEDROOM FOUR 11'9" x 6'7" (3.59m x 2.02m )

A well proportioned bedroom with space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

### SHOWER ROOM

A modern three piece shower room suite comprising of: tiled walls, walk in shower cubicle with rainfall shower head, push button w.c, wall mounting floating vanity sink with chrome mixer tap, heated chrome towel rack, air extraction fan and recessed LED spotlights.

### EXTERNALLY

Externally to the side elevation there is an enclosed forecourt and to the rear elevation you will find a well kept enclosed decked yard with space for garden furniture, outside lighting, outside electrics, outside water tap and bin store area.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/halifax-road-briercliffe>

### 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

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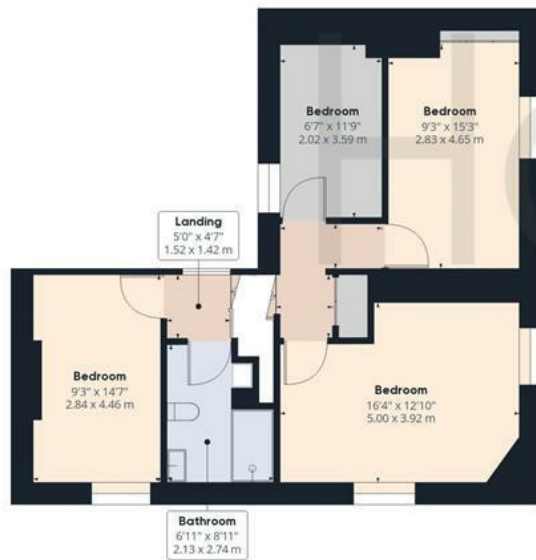


Floor -1



Ground Floor

Approximate total area<sup>(1)</sup>  
1750.13 ft<sup>2</sup>  
162.59 m<sup>2</sup>



Floor 1

(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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