





Hilton &  
Horsfall

BB10 3QT

## Stirling Court, Briercliffe

### Offers In The Region Of £384,950

- Four Bedrooms • Detached Family Home • Living Room • Dining Room • Garden Room • Utility • Garage and Garden

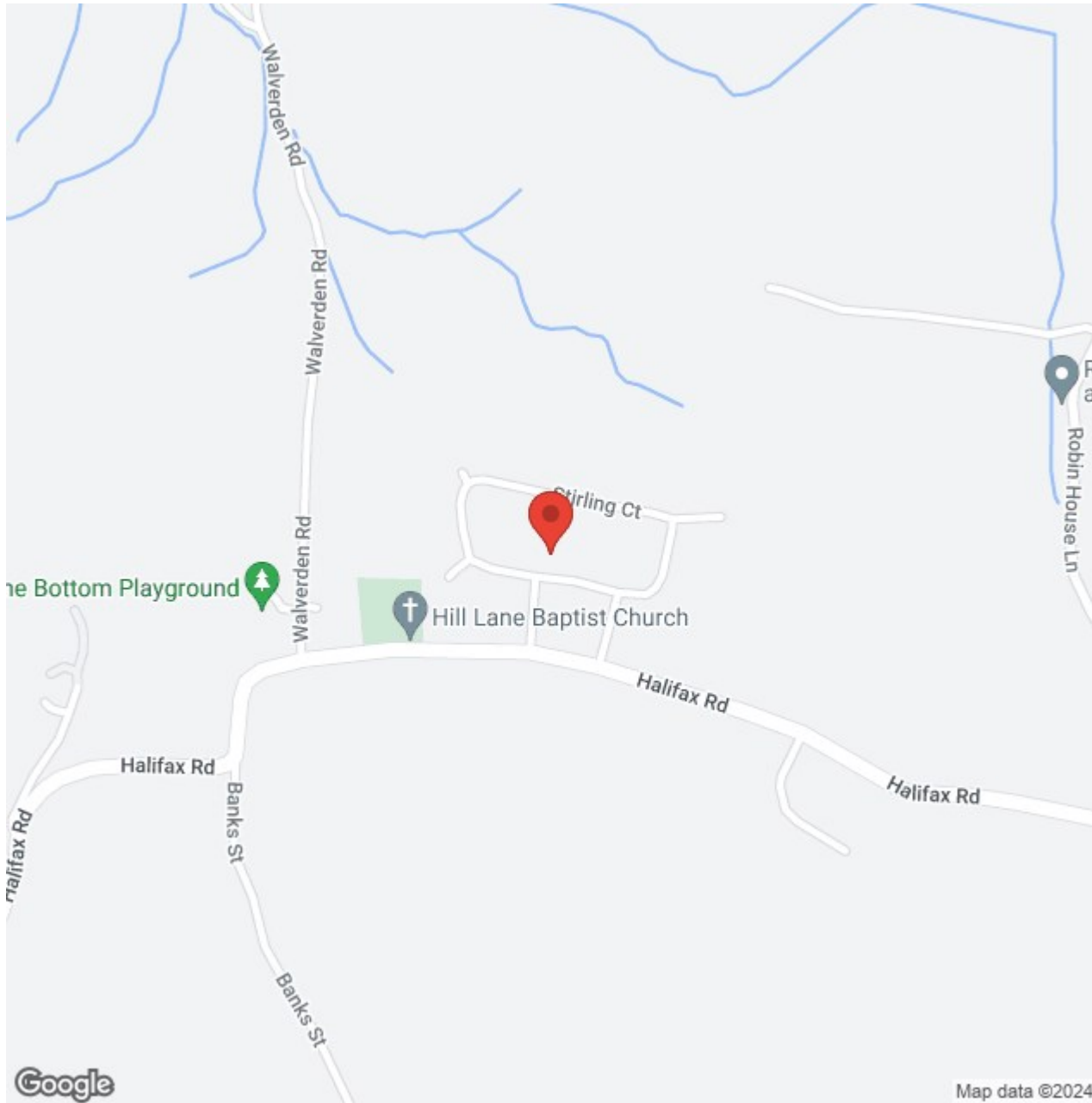
A brilliant opportunity to acquire this simply stunning FOUR bedroomed dwelling located in a highly sought after area of Briercliffe. Situated close by to local amenities, pubs and transport links. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities such as: Blackburn, Preston & Manchester. The property affords many noteworthy features throughout and briefly comprises of: an entrance vestibule, welcoming entrance hallway, family sized living room, dining room, kitchen, useful utility room, ground floor shower room and a bright and airy garden room. To the first floor / landing you will find four well proportioned bedrooms and a beautifully presented three piece bathroom suite. Externally to the front elevation you will find a resin driveway offering ample space for off road parking, mature trees shrubs and flowerbeds. Externally to the rear elevation there is an enclosed garden with with a laid lawn, flagged patio area with space for garden furniture, outside water tap, outside electrics, potting area, mature trees, shrubs and flowerbeds. An idyllic garden offering stunning open aspect views towards the countryside and Pendle Hill. Perfect for use during the Spring / Summer months. Early viewing is highly advised to avoid disappointment. Council Tax Band D. FREEHOLD.

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## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### ENTRANCE VESTIBULE

Having a fitted storage cupboard, recessed spotlight, uPVC double glazed frosted window and composite door leading out to the front elevation.

#### ENTRANCE HALLWAY

A welcoming entrance hallway having solid oak flooring, ceiling coving, halogen spotlights, 1x central heating radiator, telephone point and an open staircase to the first floor / landing:

#### LIVING ROOM 13'6" x 22'3" (4.14m x 6.79m )

A family sized living room with solid oak flooring, space for settees, ceiling coving, wall feature fireplace with a 6 k/w catalytic gas fire, 2x central heating radiators, uPVC double glazed privacy window to the front elevation and uPVC double glazed window to the rear elevation overlooking the garden room and offering stunning views towards Pendle Hill.

#### DINING ROOM 8'9" x 12'5" (2.68m x 3.80m )

Having space for a dining table and chairs, ceiling coving, television point, 1x central heating radiator, recessed LED spotlights and patio doors with a glass panel leading through to the garden room with beautiful country views.

#### KITCHEN 8'6" x 9'10" (2.61m x 3.01m )

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, wood effect flooring, double bowl inset sink with chrome mixer tap, integrated NEFF double oven, AEG

microwave / grill, Miele dishwasher, 4 ring gas hob with extractor fan above, integrated fridge, door to storage cupboard and uPVC double glazed window to the rear elevation with picturesque views towards the countryside and Pendle Hill.

#### GROUND FLOOR SHOWER ROOM

A three piece shower room suite comprising of: tiled flooring, corner shower cubicle, sink in vanity unit with chrome mixer tap, push button w.c, ceiling coving, heated chrome towel rack, air extraction fan, inbuilt Alexa bluetooth speaker and uPVC double glazed frosted window to the side elevation.

#### LAUNDRY ROOM 8'11" x 11'2" (2.73m x 3.42m )

A useful laundry room having fitted wall and base units with contrasting worktops, tiled flooring, part tiled splash back, inset sink with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer, heated chrome towel rack, space for a freestanding American style fridge/freezer and uPVC double glazed window and door leading out to the rear garden with stunning countryside views.

#### GARDEN ROOM 16'5" x 11'5" (5.02m x 3.48m )

A bright and airy garden room with space for settees, 2x uPVC patio doors leading out to the rear elevation and uPVC windows

#### FIRST FLOOR / LANDING

On the first floor / landing there is:

#### BEDROOM ONE 9'7" x 11'3" (2.93m x 3.43m )

A bedroom of double proportions having fitted wardrobes, space for drawers, ceiling coving, television point, 1x central heating radiator and uPVC double glazed privacy window to the front elevation.

#### BEDROOM TWO 8'11" x 10'9" (2.74m x 3.30m )

Another bedroom of double proportions with wood effect flooring, ceiling coving, space for wardrobe and drawers, television point, 1x central heating radiator, smoke detector and uPVC double glazed windows to the front and rear elevation.

#### BEDROOM THREE 10'0" x 10'4" (3.06m x 3.15m )

A bedroom of double proportions with space for wardrobes and drawers, ceiling coving, television point, 1x central heating radiator and uPVC double glazed window to the rear elevation offering stunning open aspect views towards the countryside.

#### BEDROOM FOUR 6'11" x 6'11" (2.13m x 2.11m )

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

#### BATHROOM

A beautifully presented three piece bathroom suite comprising of: fully tiled flooring and walls, panelled bathtub with chrome mixer tap, shower over and glass shower screen, Jacuzzi sink in vanity unit with chrome mixer tap, low level w.c, ceiling coving, Vent-Axia air extraction fan, recessed LED spotlights, shaving point and uPVC double glazed frosted window to the rear elevation.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/stirling-court-bly>

#### EXTERNALLY

Externally to the front elevation you will find a resin driveway offering ample space for off road parking, mature trees shrubs and flowerbeds. Externally to the rear elevation there is an enclosed garden with with a laid lawn, flagged patio area with space for garden furniture, outside water tap, outside electrics, potting area, mature trees, shrubs and flowerbeds. An idyllic garden offering stunning open aspect views towards the countryside and Pendle Hill. Perfect for use during the Spring / Summer months.

#### GARAGE 8'10" x 15'2" (2.71m x 4.64m )

Ideal for storage and off road parking purposes having full electrics and lighting, space for a freestanding freezer and an electric up and over garage style door.

#### 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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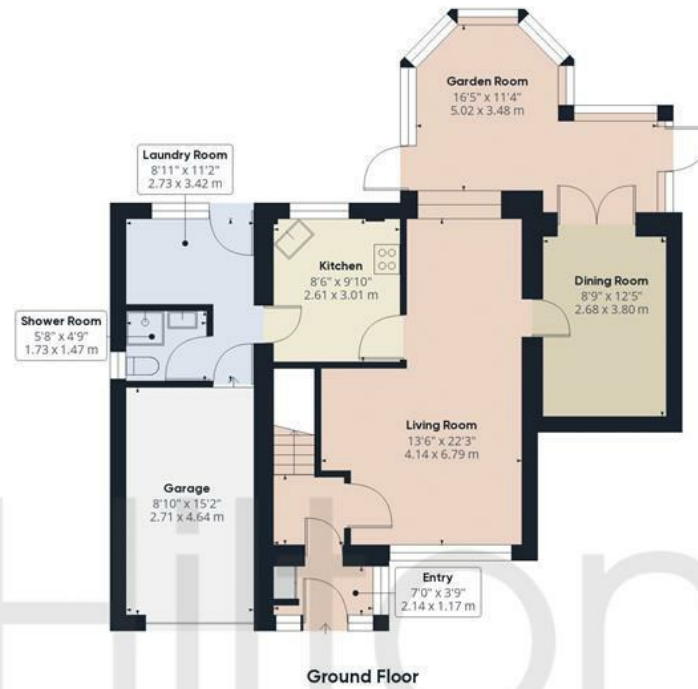


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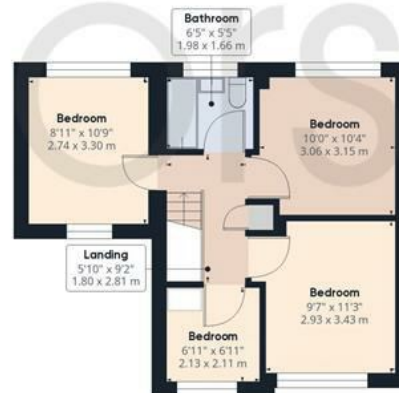
## OUTSIDE

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Approximate total area<sup>(1)</sup>  
 1357.26 ft<sup>2</sup>  
 126.09 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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