



Hilton &
Horsfall

BB9 5FA

Hurstwood Gardens, Brierfield

Offers In The Region Of £289,950

- Detached Family Home
- Four Bedrooms
- Large Rear Garden
- Double Drive
- Double garage
- No Chain

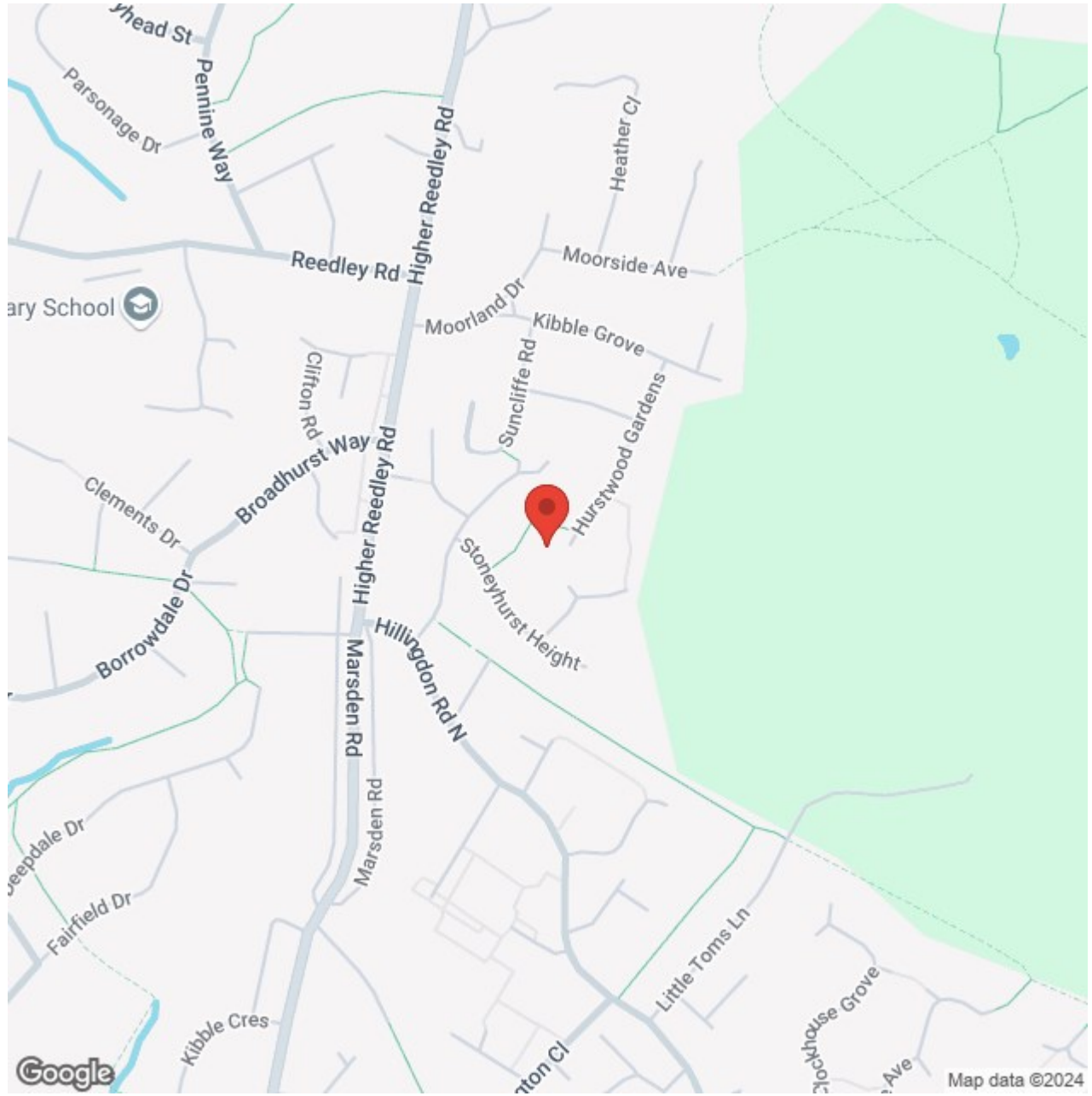
A great opportunity to acquire this four bedroomed detached family sized dwelling situated in Higher Reedley. This four bedroomed property is a short drive to local amenities and the M65 motorway which gives easy access to Colne, Preston, Manchester and beyond. With many noteworthy features and briefly comprising of: an entrance hallway, family sized living room which over looks the rear garden, fitted dining kitchen with inbuilt appliances, Sunroom with two double glazed patio doors leading out to the rear garden. You will also find four well proportioned bedrooms (master with en-suite shower room) and a three piece bathroom suite. Externally to the front is a tarmac driveway giving ample space for off road parking as well as a large double garage, lawned grassed area, open aspect views and flagged path leading up to the front door. Externally to the rear is an enclosed garden with a a flagged patio area, outside power, outside lighting, ample space for a storage shed, large lawned grassed area and a pergola. Perfect for use during the summer months. With the added benefits of double glazing and gas fired central heating throughout. Council tax band 'D'. Freehold.

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Lancashire

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GROUND FLOOR

With a uPVC double glazed front door leading into;

ENTRANCE HALLWAY

With 1 central heating radiator, under stairs storage cupboard and access to the downstairs WC.

WC

A useful downstairs WC having wall mounted sink with chrome mixer tap, x1 central heating radiator, vinyl flooring, uPVC double glazed frosted window to the front elevation.

STUDY 9'8" x 9'4" (2.97m x 2.87m)

A cosy room having x1 central heating radiator, uPVC double glazed window to the front elevation, ample space for furniture (sofas/ chairs/ desk).

LIVING ROOM 19'10" x 10'10" (6.05m x 3.31m)

A family sized living room having x2 central heating radiators, full fibre wifi, electric fire, uPVC double glazed bay fronted window, and x2 uPVC double glazed french patio doors leading out to the rear garden.

DINING KITCHEN 9'6" x 9'5" (2.92m x 2.88m)

Offering a range of fitted wall and base units, contrasting work surfaces over, wood flooring, x4 ring electric hob, fitted electric oven, fitted fridge, fitted dishwasher, inset sink with chrome mixer tap, x1 central heating radiator, fitted breakfast bar, x2 uPVC double glazed window to the side and rear elevation, Insinkerator instant boiling hot water tap, access to the BAXI boiler.

SUNROOM 12'1" x 15'2" (3.70m x 4.63m)

A spacious sunroom having fitted base units with contrasting works surfaces over, x2 fitted freezers, fitted fridge, plumbing for washing

machine, x2 radiators, uPVC double glazed french patio doors leading to the rear garden and ample space for dining table and chairs/ sofas.

FIRST FLOOR / LANDING

On the first floor / landing you will find;

BEDROOM ONE 12'7" x 9'1" (3.84m x 2.79m)

A spacious master bedroom having fitted wardrobes and drawers, fitted dressing table, x1 central heating radiator, uPVC double glazed window to the front elevation, and access to the ensuite shower room.

ENSUITE

A 3-piece shower suite comprising of: shower cubicle, push button w.c, wall mounted sink with a chrome mixer tap, 1x chrome radiator, tiled floor, extractor fan, recessed LED spot lights and a uPVC double glazed frosted window to the front elevation.

BEDROOM TWO 10'11" x 9'7" (3.33m x 2.94m)

A well proportioned double second bedroom having a uPVC double glazed window to the rear elevation, x1 central heating radiator, and ample space for bedroom furniture.

BEDROOM THREE 8'8" x 6'9" (2.65m x 2.06m)

A single proportioned bedroom having fitted cupboards, x1 central heating radiator, uPVC double glazed window to the front elevation.

BEDROOM FOUR 6'5" x 11'0" (1.97m x 3.37m)

Another well proportioned double room having x1 central heating radiator, uPVC double glazed window to the rear elevation.

BATHROOM

A 3-piece bathroom suite comprising of: a push button w.c, panelled bath with a mixer tap, over head shower attachment, glass shower screen, wall mounted sink with a waterfall mixer tap, extractor fan, a chrome wall mounted radiator and a uPVC double glazed frosted window to the front elevation.

GARAGE

A large double garage perfect for storage.

EXTERNALLY

Externally to the front is a tarmac driveway giving ample space for off road parking as well as a large double garage, lawned grassed area, open aspect views and flagged path leading up to the front door. Externally to the rear is an enclosed garden with a flagged patio area, outside power, outside lighting, ample space for a storage shed, large lawned grassed area and a pergola. Perfect for use during the summer months.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/hurstwood-gardens-brierfield>

PROPERTY DETAIL

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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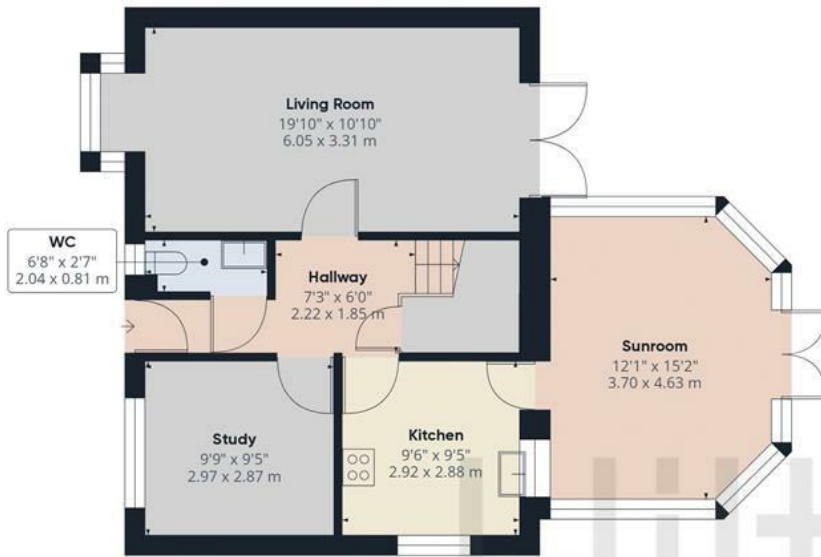
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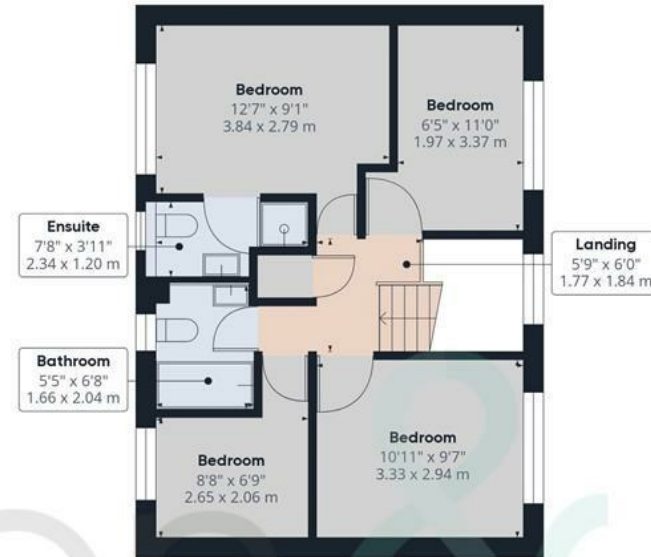
OUTSIDE

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1484.24 ft²
137.89 m²

(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.

Calculations are based on RICS IPMS 3C standard.



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