



Hilton &
Horsfall

BB9 0EZ

Kings Causeway, Brierfield

Offers In The Region Of £265,000

- Semi detached
- Three bedrooms
- Utility room
- Detached garage
- Study
- Sough after area
- Off road parking
- Countryside views

Nestled in the charming area of Kings Causeway, Brierfield, this spacious semi-detached house offers a perfect blend of comfort and style. Boasting a well-designed layout with three well proportioned bedrooms. As you step inside, you are greeted by a warm and inviting atmosphere. The ground floor comprises a welcoming entrance hallway, a convenient w.c, a family sized living room, a bright dining kitchen and a practical utility room. Moving upstairs, you'll find three generously sized bedrooms and a modern house bathroom, all thoughtfully arranged on the first floor.

One of the highlights of this property is the detached garage with a study to the rear with separate access, providing additional space for work or hobbies or an extra bedroom. Outside, the front of the house offers a block-paved driveway alongside a beautifully maintained lawn, while the rear boasts a large garden with lush greenery and stunning views of the open countryside being able to see the Yorkshire three peaks on a clear day. With parking space for one vehicle. this home is not only aesthetically pleasing but also practical for modern living. Whether you're looking to relax in the tranquillity of the countryside views or entertain guests in the spacious living areas, this property on Kings Causeway is sure to capture your heart.

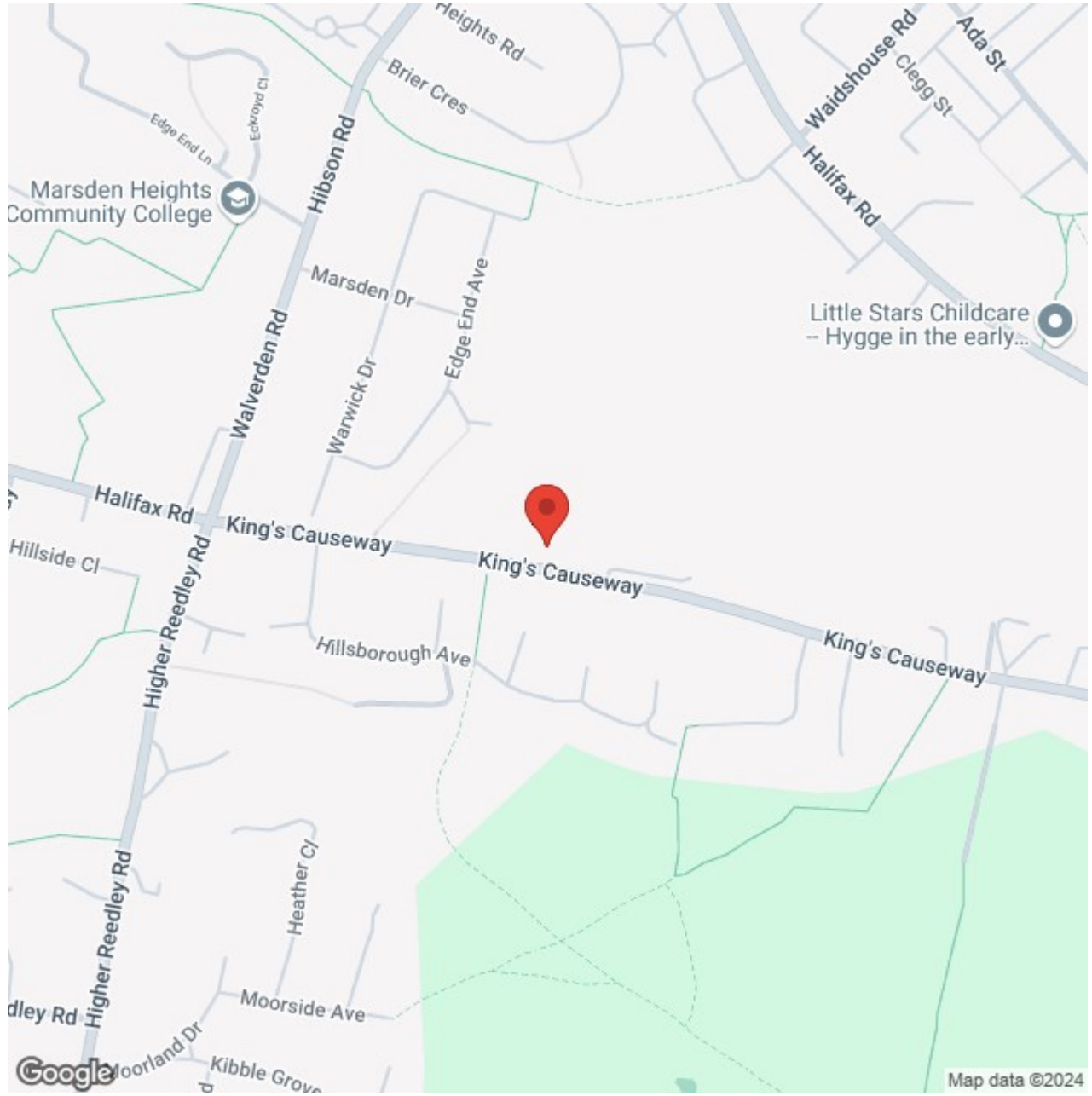
Freehold. Council tax band C.

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Horsfall

RIBBLE VALLEY
20 WELLGATE
CLITHEROE
LANCASHIRE. BB7 2DP
T: 01200 435667

BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024







Lancashire

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ENTRANCE

With a composite door leading to:

GROUND FLOR W.C

A two piece suite with a push button w.c, pedestal sink with hot and cold tap, 1x radiator, wood effect flooring and a uPVC frosted double glazed window to the side elevation.

LIVING ROOM 12'9" x 10'9" (3.90 x 3.30)

A family sized living room with a television point, stone feature fire place, 1x radiator, coving and a uPVC double glazed bay window to the front elevation.

KITCHEN DINER 12'6" x 11'3" (3.82 x 3.43)

A modern kitchen diner with a range of wall and base units and contrasting work tops over, space for a good sized dining table, integrated dishwasher, extractor fan, inset sink with chrome tap, partially tiled walls, wood effect flooring, coving and a uPVC double glazed window to the rear elevation.

UTILITY ROOM 6'4" x 9'10" (1.95 x 3.02)

A useful utility room with plumbing for a washing machine,

stainless steel sink with chrome tap, wood effect flooring, a uPVC double glazed window to the side elevation and a solid hard wood door leading to the side elevation leading to the inner hallway.

FIRST FLOOR / LANDING

An open landing with a uPVC double glazed frosted window to the side elevation.

BEDROOM ONE 12'7" x 11'7" (3.86 x 3.54)

A good sized double bedroom with ample space for bedroom furniture, 1x radiator and a uPVC double glazed bay window to the front elevation.

BEDROOM TWO 10'9" x 10'7" (3.30 x 3.25)

A bedroom of double proportion with built in storage, 1x radiator and coving.

BEDROOM THREE 6'7" x 7'9" (2.03 x 2.38)

A single bedroom which is currently used a home office with a built in desk and drawers, 1x radiator, access to the loft and a uPVC double glazed window to the front elevation.

BATHROOM 8'3" x 6'10" (2.54 x 2.09)

A modern four piece suite with a free standing bath, shower cubical, pedestal sink with chrome mixer tap, push button w.c, heated towel rail in chrome, vanity cupboard, 1x radiator, partially tiled walls, wood effect flooring and 2x uPVC double glazed windows to the rear and side elevations.

INNER HALLWAY

Accessed from the utility room with wood effect flooring.

STUDY 8'8" x 11'6" (2.66 x 3.52)

Accessed from the inner hallway with built in storage, wood effect flooring, 1x radiator, sink with chrome tap, a solid hard wood window to the rear elevation and a uPVC double glazed door.

GARAGE 9'3" x 14'11" (2.82 x 4.55)

A detached single garage with a manual up and over door, power and lighting.

EXTERNALLY

Outside, the front of the house offers a block-paved driveway alongside a beautifully maintained lawn, while the rear boasts a large garden with lush greenery and stunning views of the open countryside being able to see the Yorkshire three peaks on a clear day.

PUBLISHING

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PROPERTY DETAIL

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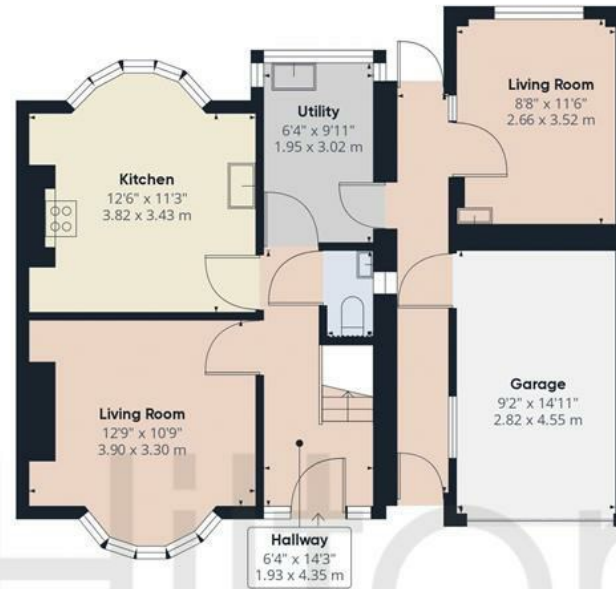
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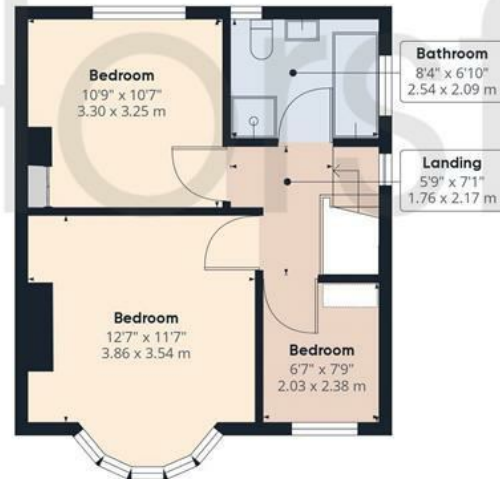


OUTSIDE

Outside, the front of the house offers a block-paved driveway alongside a beautifully maintained lawn, while the rear boasts a large garden with lush greenery and stunning views of the open countryside being able to see the Yorkshire three peaks on a clear day.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1175.96 ft²
109.25 m²

Reduced headroom

0.7 ft²
0.07 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)