







Hilton &  
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BB9 OHB

## Hillsborough Avenue, Brierfield

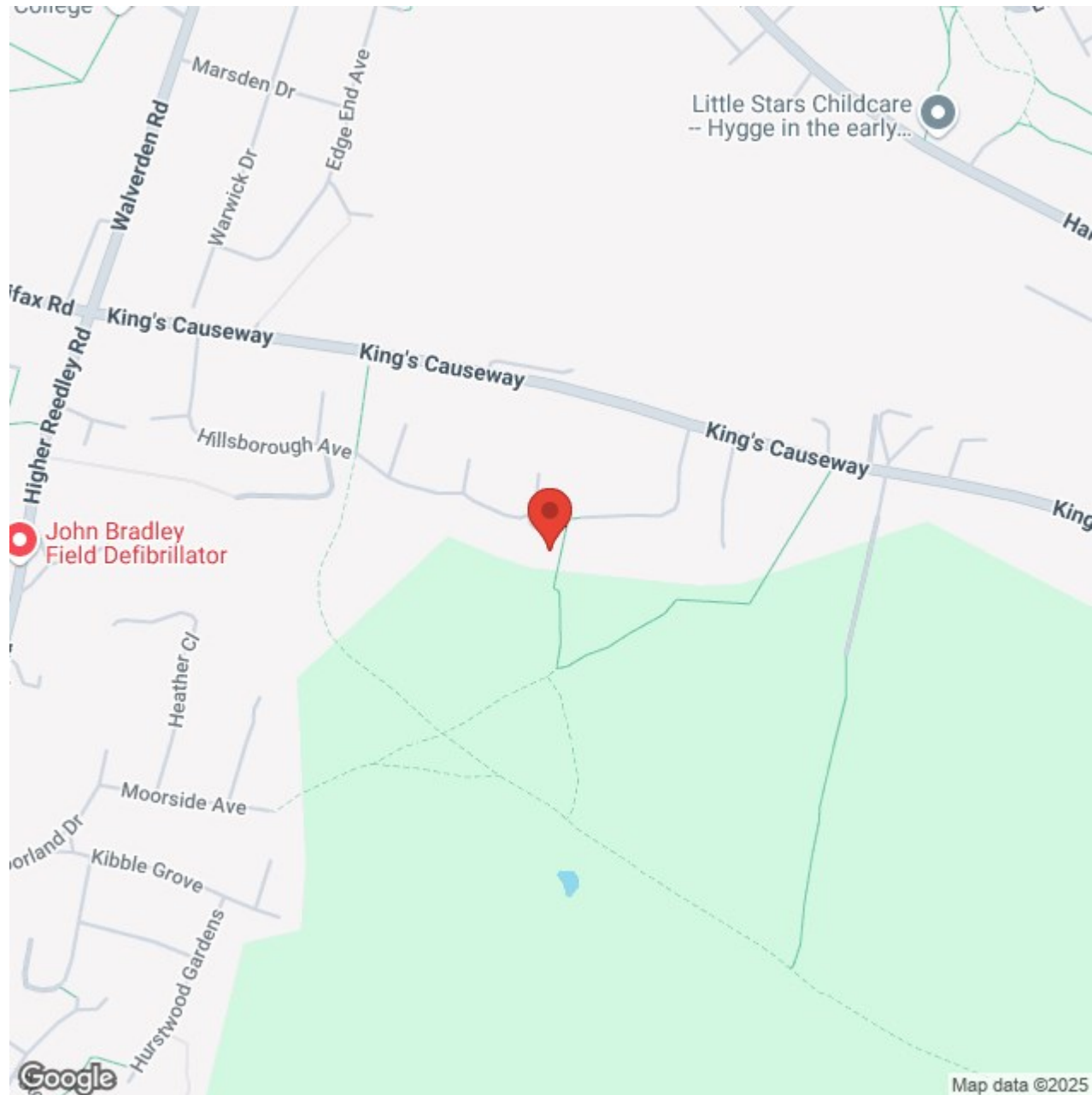
### Offers In The Region Of £375,000

- Detached Spacious Corner Plot • Two Reception Rooms • Four Bedrooms • Rear Enclosed Garden • Driveway for Multiple Cars • Detached Garage

Nestled on the charming Hillsborough Avenue in Brierfield, this impressive detached dormer bungalow offers a perfect blend of space and modern living. Spanning an expansive 1,975 square feet, the property boasts four well-appointed bedrooms with one currently being utilised as an office room. Upon entering, you are greeted by two inviting reception rooms, a fitted breakfast kitchen and a bright and airy sunroom. A stunning feature of the property is the modern three piece shower room suite. Externally to front elevation you will find an extensive driveway and detached garage. To the rear elevation there is an enclosed garden with a laid lawn and decked patio area. The property is further enhanced by its generous parking facilities, accommodating up to seven vehicles, a rare find that adds to the appeal for families or those with multiple cars. With its desirable location and spacious layout, this home is perfect for those looking to enjoy a tranquil lifestyle while being close to local amenities. Don't miss the opportunity to make this wonderful house your new home.













# Lancashire

## GROUND FLOOR

On the ground floor you will find:

### ENTRANCE HALLWAY

A welcoming entrance hallway with marble tiled flooring, ceiling coving, under stairs storage cupboard, recessed LED spotlights, staircase to the first floor / landing and uPVC door to the front elevation.

### LIVING ROOM 28'1" x 15'1" (8.58m x 4.62m )

A family sized living room with space for settees, ceiling coving, television point, wall feature fireplace with gas fire set within, 2x central heating radiators, uPVC double glazed panelled window to the side elevation and bay fronted window.

### DINING ROOM 28'1" x 15'1" (8.58m x 4.62m )

Open to the living room having ample space for a dining table and chairs, ceiling coving, 2x wall lights, 1x central heating radiator, door to kitchen and uPVC double glazed patio doors leading through to the conservatory.

### SUNROOM 10'5" x 20'9" (3.20m x 6.33m )

A bright and airy sunroom with tiled flooring, space for settees, space for a dining table and chairs, television point, exposed brick wall, 1x wall light, 1x central heating radiator, uPVC double glazed windows and patio doors to the rear elevation.

### KITCHEN 10'4" x 16'5" (3.17m x 5.02m )

Offering a range of fitted wall and base units with contrasting worktops, marble tiled flooring, inset sink with chrome mixer tap, a variety of integrated appliances such as: 5 ring gas hob with chrome extractor hood above, dishwasher. Also having integrated bin storage, 60/40 fridge / freezer, breakfast bar with space for barstools, wall mounted modern radiator, television point, recessed LED spotlight, uPVC double glazed panelled windows to the rear elevation and uPVC door leading through to the conservatory.

### BEDROOM ONE 13'9" x 14'6" (4.21m x 4.43m )

A bedroom of double proportions with fitted wardrobes, 1x central heating radiator and uPVC double glazed panelled window to the front elevation.

### SHOWER ROOM

A modern three piece shower room comprising of fully tiled flooring and walls, walk in shower cubicle with rainfall shower

head, wall mounted floating his n hers vanity sinks with chrome mixer taps, low level w.c, alcove shelving, heated chrome towel rack, recessed LED spotlights and a door leading through to the bedroom.

### OFFICE ROOM 7'0" x 11'1" (2.15m x 3.38m )

Currently utilised as an office room having fitted wardrobes, space for a desk and chairs, 1x central heating radiator and uPVC double glazed panelled window to the rear elevation.

### FIRST FLOOR / LANDING

On the first floor / landing there is an airing cupboard housing the Worcester combi boiler, smoke detector and doors through to:

### BEDROOM TWO 12'2" x 12'3" (3.72m x 3.75m )

Another bedroom of double proportions with fitted wardrobes, 1x central heating radiator, space for drawers, 1x velux window and door to the w.c.

### W.C

Comprising of a push button w.c, sink in vanity unit with chrome mixer tap and heated chrome towel rack.

### BEDROOM THREE 12'2" x 10'6" (3.71m x 3.22m )

Yet again a bedroom of double proportions with fitted wardrobes, storage into the eaves, 1x central heating radiator and velux window to the rear elevation.

### EXTERNALLY

Externally to the front elevation there is an extensive driveway leading up to the detached garage providing ample space for off road parking. To the rear elevation you will find a laid lawn, mature trees and shrubs and a decked patio with space for garden furniture. Ideal for use during the Spring / Summer months.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/hillsborough-ave-brierfield>

### DETACHED DOUBLE GARAGE 18'3" x 17'6" (5.57m x 5.35m )

With full electrics and lighting, up n over garage door and ample space for storage or off road parking.

### ADDITIONAL INFORMATION

With the added benefit of underfloor heating in the hallway, fitted kitchen and shower room. 360 degree virtual tour of house is also available to view.

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

1975.28 ft<sup>2</sup>

183.51 m<sup>2</sup>

Reduced headroom

45.37 ft<sup>2</sup>

4.22 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

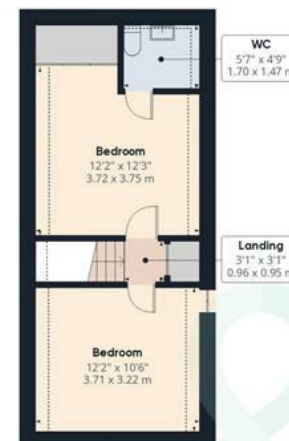
..... Below 5 ft/1.5 m

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.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2





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