









BB9 5DT

## Pennine Way, Brierfield

£1,250 PCM

- Fully Refurbished • Large Living Room • Far Reaching Views • Three Bedrooms • Modern Shower Room • Sun Room • Garden • Drive & Garage • No Chain

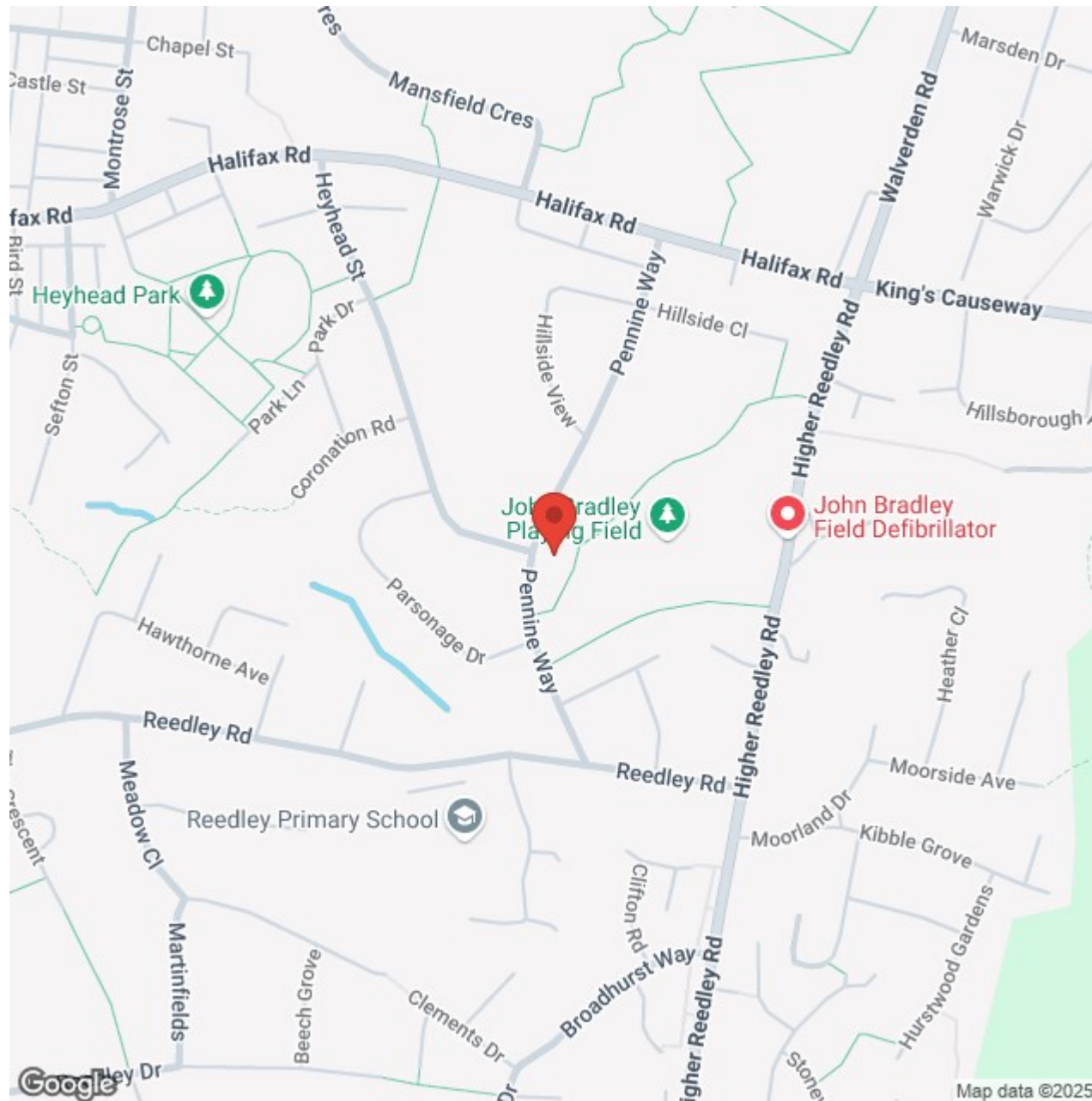
This beautifully renovated three-bedroom bungalow offers stylish, modern living finished to a high standard throughout. The spacious living room is flooded with natural light from a large picture window, while the contemporary fitted kitchen features sleek cabinetry and integrated appliances. A versatile second reception room/sunroom extends from the kitchen, providing the perfect space for dining or relaxation with direct access to the garden.

The property boasts three well-proportioned bedrooms, a stylish shower room, and excellent outdoor space, including a rear garden with a raised sun terrace.

To the side and rear, the property enjoys the open green space of John Bradley Playing Fields. A garage and a driveway for one car add further convenience. Situated in a desirable residential area with easy access to local amenities and transport links, this home is perfect for those seeking modern, single-level living. Viewing is highly recommended.











## Lancashire

This beautifully renovated three-bedroom bungalow offers stylish, modern living finished to a high standard throughout. The spacious living room is flooded with natural light from a large picture window, while the contemporary fitted kitchen features sleek cabinetry and integrated appliances. A versatile second reception room/sunroom extends from the kitchen, providing the perfect space for dining or relaxation with direct access to the garden.

The property boasts three well-proportioned bedrooms, a stylish shower room, and excellent outdoor space, including a rear garden with a raised sun terrace. To the side and rear, the property enjoys the open green space of John Bradley Playing Fields. A garage and a driveway for one car add further convenience. Situated in a desirable residential area with easy access to local amenities and transport links, this home is perfect for those seeking modern, single-level living. Viewing is highly recommended.

This fully renovated three-bedroom bungalow offers stylish, modern living. The spacious living room is filled with natural light from a large picture window, while the contemporary fitted kitchen with integrated appliances flows into a sunroom, providing direct access to the garden. Backing onto John Bradley Playing Fields, the property features three well-proportioned bedrooms, a stylish bathroom, a rear garden with a raised sun terrace, a garage, and a driveway for one car. Located in a desirable area with excellent amenities and transport links, this home is a must-see!

### GROUND FLOOR

#### ENTRANCE PORCH

##### LIVING ROOM 10'11" x 20'11" (3.33m x 6.38m)

A bright and spacious living room featuring a large picture window with views of Pendle Hill, allowing plenty of natural light. It includes a modern gas fire set within a feature fireplace, herringbone flooring, and neutral décor.

##### SUN ROOM 8'9" x 11'2" (2.69m x 3.41m)

A bright and versatile sunroom with large windows overlooking the garden and views towards Pendle Hill. It features herringbone flooring, recessed ceiling lights, and a modern black-framed door leading to the kitchen. A vertical radiator

provides warmth, while a door offers direct access to the outside.

##### KITCHEN 9'10" x 10'11" (3.00m x 3.34m)

A modern fitted kitchen featuring shaker-style units, wooden worktops, and integrated appliances, including an oven and hob with a sleek extractor hood. A black composite sink contrasts with the light cabinetry, while recessed ceiling lights provide even illumination. A black-framed glass door connects to the sunroom, and a vertical radiator adds a contemporary touch.

##### BEDROOM ONE 12'5" x 9'8" (3.81m x 2.95m)

Located at the rear of the house, this well-proportioned bedroom features a large window overlooking the garden, allowing plenty of natural light. It has neutral décor, a fitted radiator, and a soft grey carpet.

##### BEDROOM TWO 9'10" x 9'7" (3.02m x 2.94m)

Situated on the side elevation, this well-sized bedroom features a large window, allowing natural light to brighten the space. It has neutral décor, a fitted radiator, and a soft grey carpet.

##### BEDROOM THREE 7'3" x 10'11" (2.23m x 3.35m)

Positioned at the rear elevation, this well-sized bedroom features a large window overlooking the garden, allowing plenty of natural light. It includes neutral décor, a fitted radiator, and a soft grey carpet.

##### SHOWER ROOM 4'10" x 7'10" (1.49m x 2.41m)

A modern shower room featuring marble-effect wall tiles, a walk-in shower with a gold rainfall showerhead, and a matching gold heated towel rail. It includes a vanity sink unit, a low-level WC, and herringbone flooring. A frosted window provides natural light and ventilation.

##### GARAGE 17'0" x 9'8" (5.20m x 2.95m)

#### EXTERNALLY

The property sits on an elevated plot, featuring a modern façade with a mix of render and wood cladding. Steps lead to the entrance, with a driveway to the front providing off-road parking and a garage for additional storage. At the rear, the private garden includes a raised sun terrace and mature planting. A paved patio area extends from the sunroom, offering a seating space. The property is positioned next to John Bradley Playing Fields, providing open green space nearby.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/pennine-way-bfield>

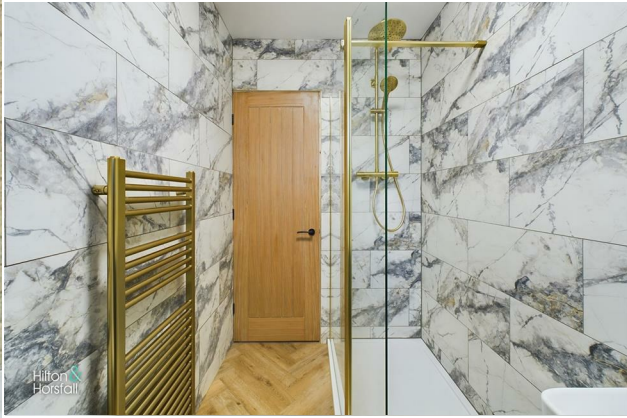
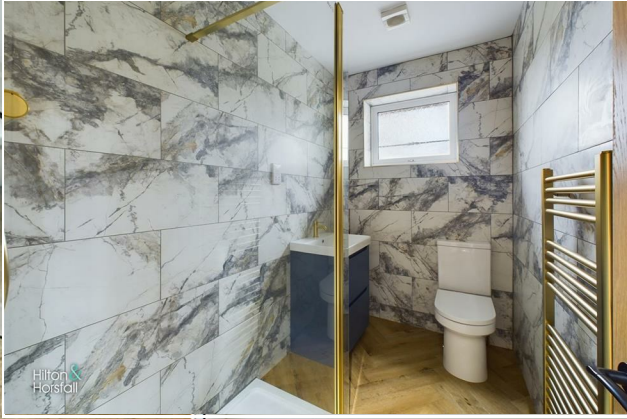
#### PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)

#### 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.





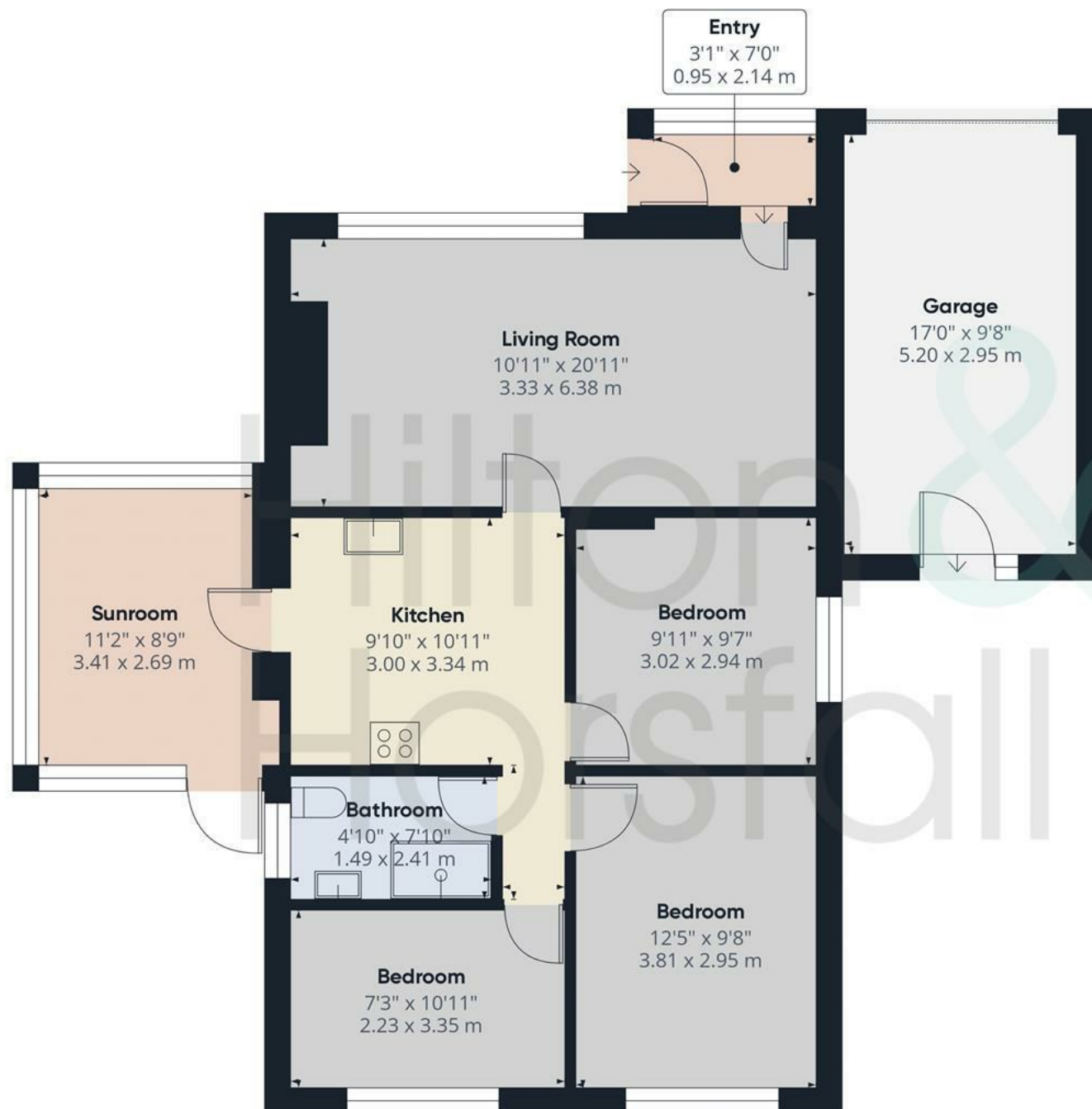


BB9 5DT



## OUTSIDE

The property sits on an elevated plot, featuring a modern façade with a mix of render and wood cladding. Steps lead to the entrance, with a driveway to the front providing off-road parking and a garage for additional storage. At the rear, the private garden includes a raised sun terrace and mature planting. A paved patio area extends from the sunroom, offering a seating space. The property is positioned next to John Bradley Playing Fields, providing open green space nearby.



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

988.56 ft<sup>2</sup>

91.84 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





Hilton &  
Horsfall





Hilton &  
Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

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

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

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