









BB9 5PY

## Quaker Rise, Brierfield

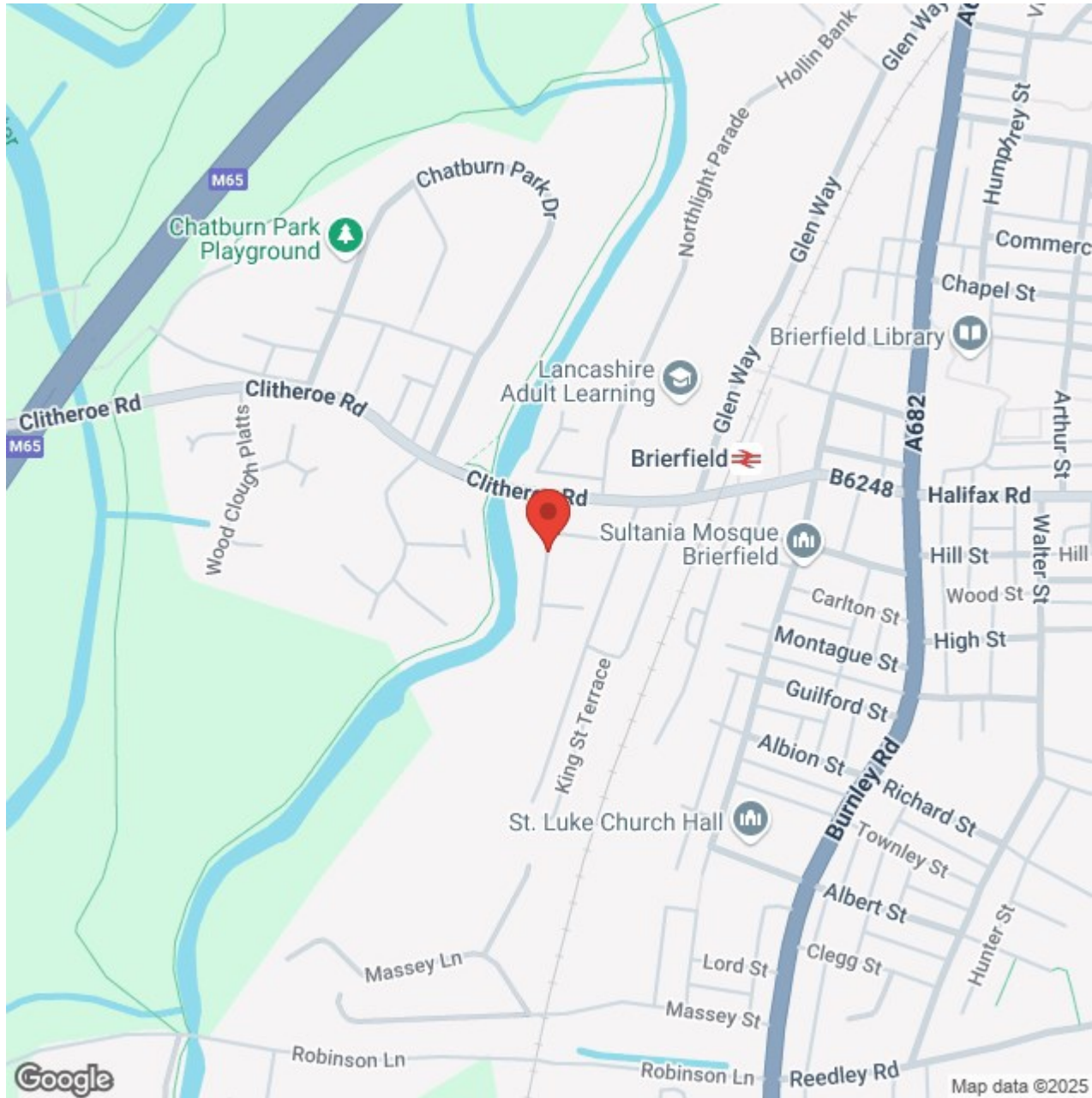
£300,000

- Four Bedrooms • Far Reaching Views • Driveway • Three Bathrooms

Welcome to Quaker Rise, Brierfield! This stunning townhouse is a true gem waiting to be discovered. The ground floor of this property is simply exquisite, featuring an entrance vestibule, welcoming entrance hallway, study / storage area, modern kitchen diner and a stylish dining room with large windows allowing open views over the canal and countryside. The property also boasts a spacious basement with a games room and lounge, perfect for entertaining guests. Venture up to the first floor and you'll find a family sized living room, a large double bedroom complete with an en suite for added convenience. The second floor offers three generously sized double bedrooms, along with a modern house bathroom. Externally you will find a tarmac driveway offering parking for two cars. With local amenities, transport links, primary, secondary schools and the M65 motorway within a five minute drive away giving easy access to Burnley, Preston, Manchester and beyond. With countryside walks right from the doorstep this house is not one to be missed. Freehold. Tax band D. EPC rating B.











# Lancashire

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## GROUND FLOOR

### ENTRANCE

With a composite door leading to:

### VESTIBULE

A spacious vestibule with 1x radiator and built in storage cupboard.

### HALLWAY

A welcoming entrance hallway with wood effect flooring and storage.

### KITCHEN 14'8" x 9'9" (4.49 x 2.98)

A modern fitted kitchen with a range of wall and base units and contrasting work tops over. Having built in appliances such as a dishwasher, fridge freezer, electric oven, five ring gas hob and extractor hood over. The kitchen also boasts ample room for a dining table, stainless steel sink with chrome mixer tap, 1x radiator, plumbing for a washing machine, wood effect flooring and a uPVC double glazed window to the front elevation.

### GROUND FLOOR W.C 6'10" x 4'1" (2.09 x 1.26)

A modern two piece suite with a push button w.c., pedestal sink with chrome mixer tap, 1x radiator, wood effect flooring and LED spotlights.

### STUDY / STORAGE 7'7" x 4'1" (2.32 x 1.27)

A useful space which is currently used as a study with space for a large desk and chair. Alternatively it could be used as a large storage cupboard.

### DINING ROOM 14'2" x 18'4" (4.33 x 5.61)

A large family sized room with ample space for a large dining table and additional home furniture with 1x radiator and 2x large uPVC windows allowing open countryside views and views over the canal.

### GAMES ROOM 14'8" x 18'3" (4.48 x 5.57)

Located in the cellar and currently used as a game room but could have a multitude of uses.

### SITTING ROOM 14'6" x 18'8" (4.42 x 5.70)

Also located in the cellar is a large lounge with 2x large uPVC double glazed windows allowing an abundance of natural light into the property and having a view of the peaceful canal.

### FIRST FLOOR / LANDING

An open landing with 1x radiator and a large built in storage cupboard.

### LIVING ROOM 14'5" x 18'5" (4.40 x 5.63)

A large family sized living room with a television point, 2x radiators and 2x large uPVC double glazed windows allowing an abundance of natural light in the property and having open countryside views.

### BEDROOM ONE 14'6" x 13'3" (4.43 x 4.05)

A large double bedroom with ample room for bedroom furniture, 1x radiator, walk in dressing area and a uPVC double glazed window to the front elevation.

### EN SUITE 8'0" x 4'9" (2.44 x 1.45)

A modern three piece suite with a shower cubical, push button w.c., vanity sink with chrome mixer tap, heated towel rail in chrome, partially tiled walls and LED spotlights.

### SECOND FLOOR / LANDING

Having 1x radiator, built in storage cupboard and access to the loft.

### BEDROOM TWO 15'5" x 18'5" (4.71 x 5.63)

Another large double bedroom with ample room for bedroom furniture, 2x radiators and 2x uPVC double glazed windows to the rear elevation.

### BEDROOM THREE 15'5" x 8'10" (4.70 x 2.71)

A bedroom of double proportion with 1x radiator and uPVC double glazed window to the front elevation.

### BEDROOM FOUR 10'7" x 9'3" (3.23 x 2.84)

Another bedroom of double proportion with 1x radiator and a uPVC double glazed window to the front elevation.

### BATHROOM 10'5" x 4'8" (3.18 x 1.44)

A modern four piece suite with a shower cubical, panelled bath, push button w.c., vanity sink with chrome mixer tap, heated towel rail in chrome, partially tiled walls and LED spotlights.

### EXTERNALLY

Externally you will find a tarmac driveway offering parking for two cars.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/quaker-rise>

### PUBLISHING

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.

### PROPERTY DETAIL

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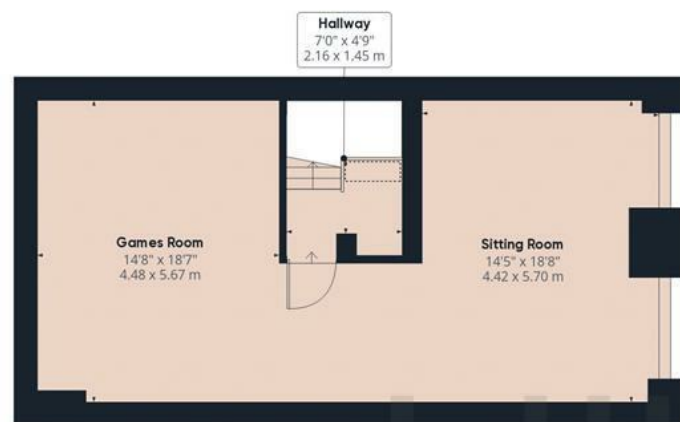




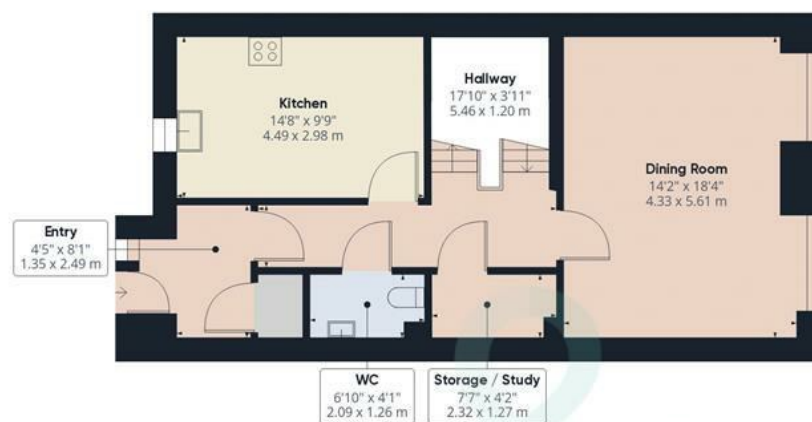
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## OUTSIDE

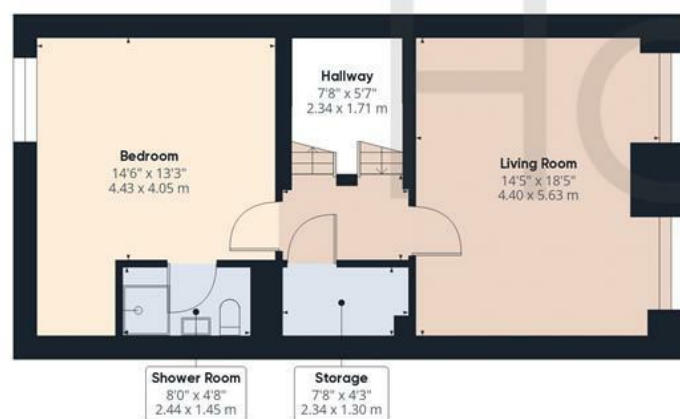
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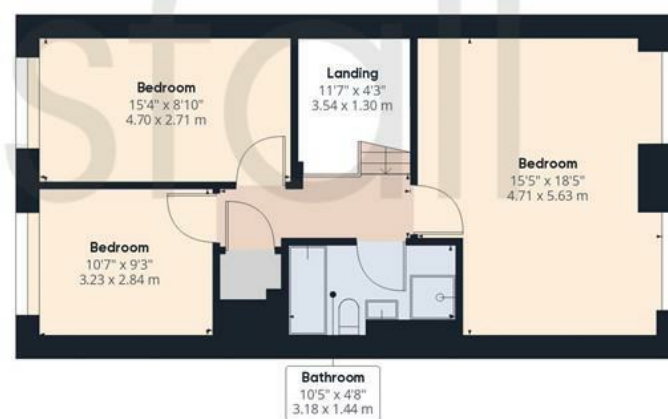
Floor -1



Ground Floor



Floor 1



Floor 2

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

2643.55 ft<sup>2</sup>

245.59 m<sup>2</sup>

Reduced headroom

18.54 ft<sup>2</sup>

1.72 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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