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14 Stoneyhurst Height  
Brierfield  
Nelson  
BB9 0YB



## For Sale

- Detached House
- En-Suite
- Four Bedrooms
- Downstairs WC
- Leasehold

## Offers Over £310,000

- South Facing Garden
- Driveway
- Double, Detached Garage
- Spacious Lounge With Gas Fire
- Conservatory



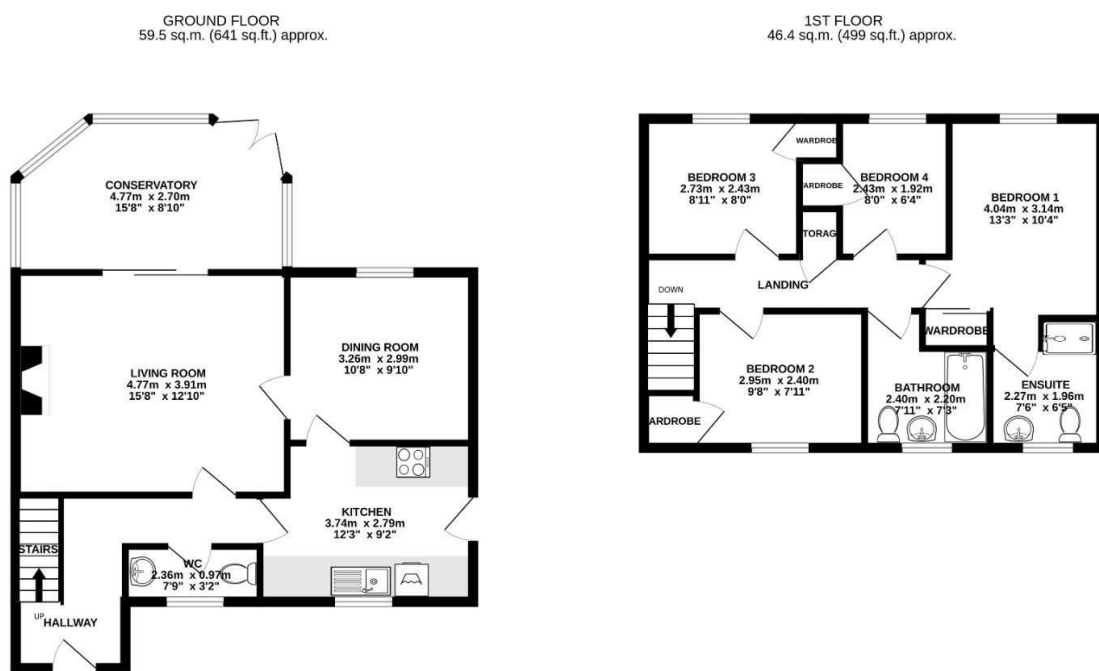
Fantastic, large, four-bedroom detached house located off of Marsden Road/Higher Reedley Road. Close to local amenities, schools, and near Burnley & Brierfield Town Centre. Perfect for a growing family looking for more space or the potential to extend.

Entering into the bright hallway, you have access to the downstairs WC & hand wash basin. Across the hallway is the grand living room with a gas fire and surround creating the ideal focal point, there is access to the conservatory with lovely views over the South facing garden.

The dining room runs adjacent to the kitchen and has fantastic potential to bring them together with bi-folding doors that could lead out to the patio area and create a lovely entertainment kitchen/dining space. Currently, the kitchen is in a galley arrangement with matching wall, base, and drawer units with contrasting work surfaces and a range of appliances such as an electric hob, oven, dishwasher, and a sink/drainер overlooking the gardens to the front.

The first floor has two generous-sized single bedrooms with a fitted wardrobe and two double bedrooms both with fitted wardrobes with the main benefitting from an en-suite comprising a low-level WC, glass bowled hand wash basin, and a quadrant shower. The family bathroom is also a three-piece suite comprising a low-level WC, pedestal hand wash basin, and a P-shaped bath with an overhead shower and stylish brown tile splash back.

Externally there is a large driveway for multiple cars leading to a double, detached garage. To the front, there is paving leading to the uPVC front door with gardens. To the rear, there are patio doors leading from the conservatory to the sitting/patio space with a laid-to lawn grassed garden with flower beds & potted plants surrounding the private garden.



TOTAL FLOOR AREA: 105.9 sq.m. (1140 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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4 Manchester Road, Burnley, Lancashire, BB11 1HH  
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[burnley.sales@pettyreal.co.uk](mailto:burnley.sales@pettyreal.co.uk) [burnley.lettings@pettyreal.co.uk](mailto:burnley.lettings@pettyreal.co.uk)  
[property.management@pettyreal.co.uk](mailto:property.management@pettyreal.co.uk)

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)