



Kings Causeway, Brierfield, BB9 OEU

Offers Over £275,000

AN ENVIABLE LINK DETACHED PROPERTY BURSTING WITH CHARACTER

Flowing internally with character and charm, stunning original features and offering an abundance of indoor and outdoor space, this exceptional three bedroom link detached property is being proudly welcomed to the market in the sought after location of Brierfield. With detached garage, stunning gardens, three living areas and having been presented and maintained to the highest standard throughout, this exceptional property is the perfect family home ready to move straight into! Situated conveniently close to Nelson Golf Club, local amenities, bus routes, well regarded schools, as well as network links to Burnley, Colne and major motorway links. Boasting gated off road parking, beautiful features and stylish interiors, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, study and staircase to the first floor. The reception room guides you through to an inner hallway and dining room. The dining room leads openly on to a conservatory. The inner hallway leads you through to a WC and fitted kitchen. The kitchen boasts country-style fitted wall and base units, integrated appliances and leads on to the utility room. The utility room guides you through to a rear porch. The first floor comprises of doors on to three double bedrooms, modern bathroom and WC. Externally there is a garden to the front with mature shrubs, patio, bedding areas, gated off road parking, access to the garage and access on to a fantastic further garden. This garden features laid to lawn, paving, bedding and access on to a summerhouse.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>73</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            | <b>42</b> |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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 3  1  3  E

- Exceptional Link Detached Property
  - Fitted Kitchen
  - Gated Off Road Parking and Detached Garage
  - EPC Rating E
- Three Bedrooms
  - Bursting with Character
  - Tenure Freehold
- Three Piece Bathroom Suite and WC
  - Immaculate Gardens
  - Council Tax Band D

## Ground Floor

### Entrance Porch

4'3 x 2'4 (1.30m x 0.71m )

UPVC front door, single glazed circular window, tiled elevations and hardwood single glazed frosted leaded stained glass door to hall.

### Hall

5'10 x 4'1 (1.78m x 1.24m)

Coving, hardwood doors to study, reception room and stairs to first floor.

### Study

14'11 x 6'9 (4.55m x 2.06m)

Two UPVC double glazed windows, central heating radiator, exposed beams, integrated shelving and vinyl flooring.

### Reception Room

18'0 x 11'8 (5.49m x 3.56m)

UPVC double glazed leaded window, hardwood single glazed window, central heating radiator, exposed beams, open coal fire with limestone hearth and surround, picture rail, inset shelving, television point, hardwood single glazed doors to dining room and inner hall.

### Dining Room

19'7 x 9'10 (5.97m x 3.00m)

UPVC double glazed leaded window, central heating radiator, coving, picture rail, exposed beams, four feature wall lights, gas fire with tiled hearth and surround, wood effect laminate flooring and open access to conservatory.

### Conservatory

14'7 x 12'3 (4.45m x 3.73m )

UPVC double glazed windows, polycarbonate roof, central heating radiator, two feature wall lights and UPVC double glazed French doors to rear.

### Inner Hall

5'4 x 4'5 (1.63m x 1.35m )

Coving, feature wall light, open access to kitchen and hardwood door to WC.

### WC

3'6 x 2'5 (1.07m x 0.74m )

Dual flush WC, wall mounted wash basin with mixer tap and wood effect laminate flooring.

## Kitchen

17'7 x 5'7 (5.36m x 1.70m )

UPVC double glazed window, heated towel rail, range of panelled wall and base units with wood effect work surfaces, tiled splashback, composite one and a half bowl sink and drainer with high spout spring mixer tap, integrated electric oven with four ring gas hob and extractor hood, plumbing for dishwasher, integrated fridge and freezer, spotlights, tiled effect vinyl flooring and hardwood single glazed door to utility.

## Utility

10'2 x 5'1 (3.10m x 1.55m)

Spotlights, smoke detector, storage hatch, inset shelving, integrated storage, plumbing for washing machine, space for dryer and open to rear porch.

## Rear Porch

6'11 x 6'2 (2.11m x 1.88m )

UPVC double glazed window, central heating radiator, feature wall light, polycarbonate roof, tiled flooring and UPVC double glazed door to rear.

## First Floor

### Landing

19'10 x 5'5 (6.05m x 1.65m )

UPVC double glazed leaded window, central heating radiator, coving, loft access, three feature wall lights, hardwood doors leading to three bedrooms, bathroom and WC.

### Bedroom One

14'6 x 8'11 (4.42m x 2.72m)

Two UPVC double glazed leaded windows, central heating radiator, two feature wall lights, exposed beams and fitted wardrobes.

### Bedroom Two

9'8 x 9'7 (2.95m x 2.92m)

Two UPVC double glazed leaded windows, central heating radiator and television point.

### Bedroom Three

9'8 x 9'7 (2.95m x 2.92m)

Two UPVC double glazed leaded windows and central heating radiator.

## Bathroom

9'0 x 5'10 (2.74m x 1.78m)

UPVC double glazed frosted window, central heated towel rail, direct feed shower enclosed, pedestal wash basin with mixer tap, corner panel bath with mixer tap and rinse head, tiled elevations, three feature wall lights, spotlights, exposed beams and integrated linen cupboard.

## WC

5'7 x 3'0 (1.70m x 0.91m)

UPVC double glazed frosted window, central heating radiator, wall mounted wash basin with traditional taps, dual flush WC, tiled elevations and tiled flooring.

## External

Garden to front with mature shrubs, patio, bedding areas, gated off road parking, access to garage and access on to a further garden with laid to lawn, paving, bedding and access to an external conservatory.

## External Conservatory

9'2 x 6'11 (2.79m x 2.11m)

## Garage

19 x 14'5 (5.79m x 4.39m)

