

Hilton &  
Horsfall



Hilton &  
Horsfall

BB9 5HG

## Broadhurst Way, Brierfield

### Offers In The Region Of £185,000

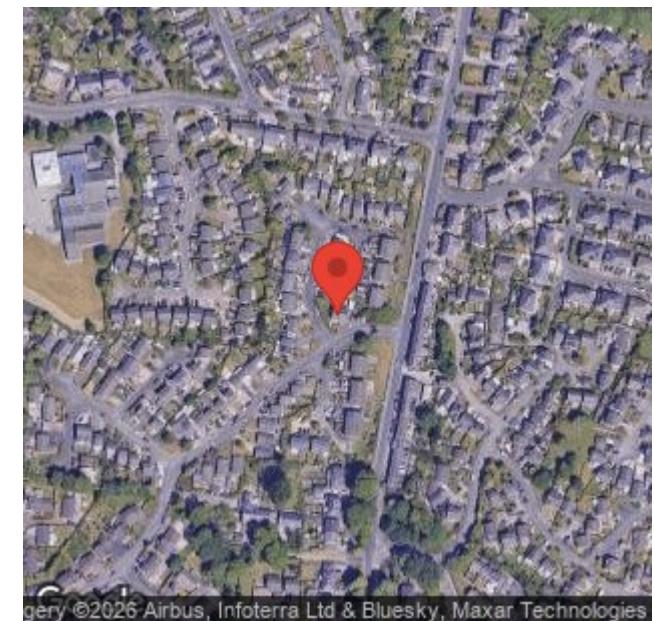
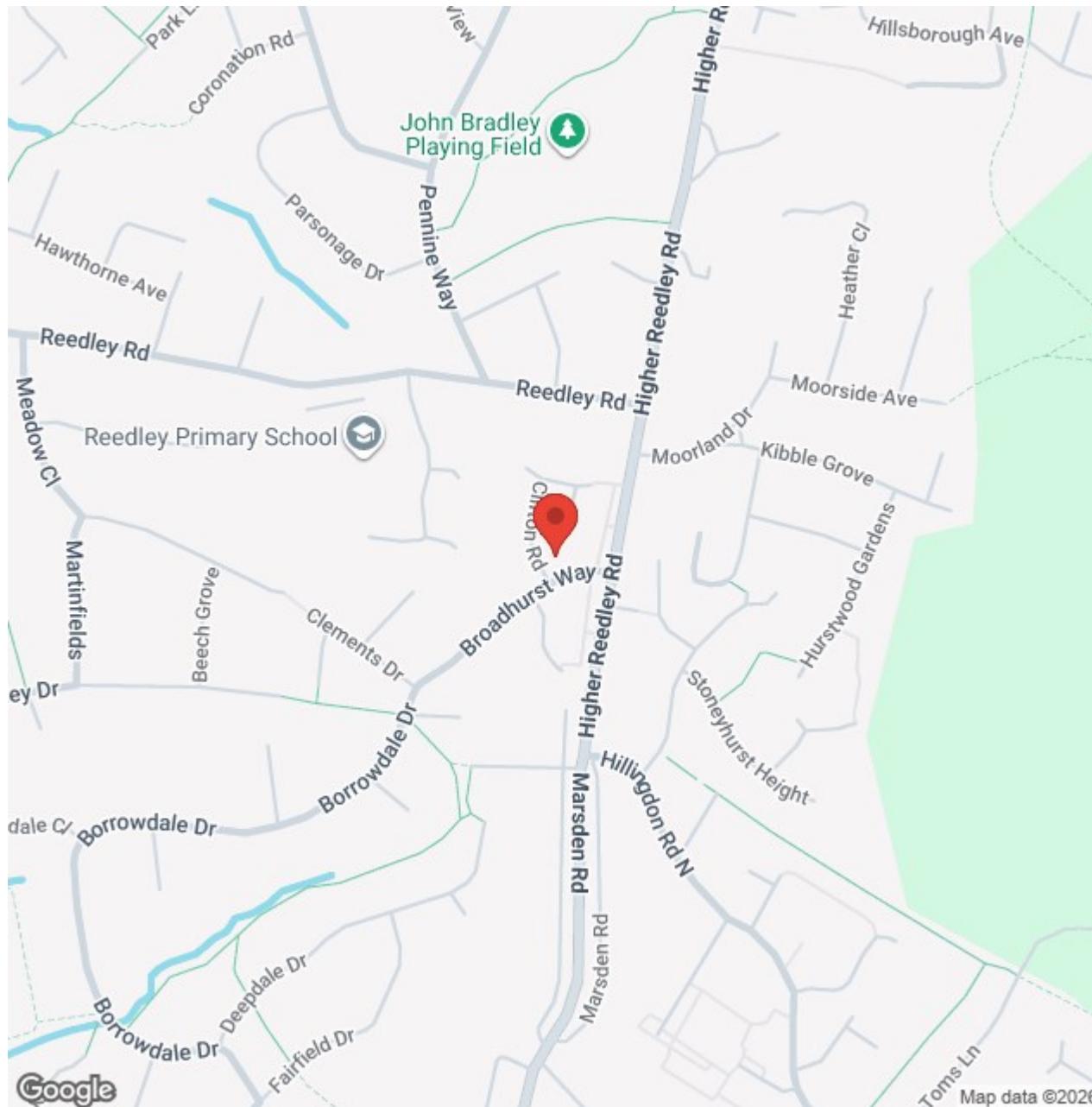
- Three-bedroom semi-detached property
- Spacious living room open to dining area
- Modern fitted kitchen
- Contemporary shower room
- Driveway and detached garage
- Low-maintenance rear garden

A well-presented three-bedroom semi-detached property located in a popular and established area of Brierfield.

The home offers bright and well-proportioned accommodation throughout, including a welcoming entrance hallway, a spacious living room open to a dining area, and a modern fitted kitchen with access to the rear.

To the first floor are three bedrooms and a stylish three-piece shower room. Externally, the property benefits from a lawned garden to the front, a driveway providing off-road parking, and a detached garage. The rear garden is fully paved for easy maintenance, providing a pleasant outdoor seating space. An ideal home for first-time buyers or families alike.







## Lancashire

A well-presented three-bedroom semi-detached property located in a popular and established area of Brierfield. The home offers bright and well-proportioned accommodation throughout, including a welcoming entrance hallway, a spacious living room open to a dining area, and a modern fitted kitchen with access to the rear. To the first floor are three bedrooms and a stylish three-piece shower room. Externally, the property benefits from a lawned garden to the front, a driveway providing off-road parking, and a detached garage. The rear garden is fully paved for easy maintenance, providing a pleasant outdoor seating space. An ideal home for first-time buyers or families alike.

### GROUND FLOOR

#### ENTRANCE HALL

With a composite front door and providing access to the living room and a staircase leads to the first floor.

#### LIVING ROOM 11'6" x 13'2" (3.53m x 4.02m)

A bright and welcoming reception room positioned to the front elevation, featuring a large window that allows plenty of natural light to fill the space. The room is centred around an attractive feature fireplace with a modern surround, creating a warm and homely focal point. Finished in neutral tones, this generous space offers ample room for furniture and is open to the dining area, making it perfect for both relaxing and entertaining.

#### DINING AREA 7'5" x 12'6" (2.27m x 3.82m)

Positioned to the rear of the property and open to the main living room, this well-proportioned dining space offers an ideal setting for family meals or entertaining guests. A large rear-facing window provides pleasant views over the garden and allows plenty of natural light to flow through. The room comfortably accommodates a dining table and chairs, and its open-plan layout creates a lovely sense of connection between the main living and kitchen areas.

#### KITCHEN 7'0" x 12'1" (2.14m x 3.69m)

A well-presented kitchen fitted with a range of modern wall, drawer and base units with complementary work surfaces and tiled splashbacks. The layout provides excellent storage and workspace, incorporating an integrated oven with four-ring gas hob, stainless steel sink unit and space for additional appliances. A window to the rear elevation allows natural light to brighten

the room, while a uPVC door provides direct access to the side of the property.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 8'10" x 12'7" (2.70m x 3.84m)

A generously sized double bedroom located to the front elevation, featuring a large window that enjoys a pleasant outlook and allows plenty of natural light to fill the room. The space is tastefully decorated in neutral tones and benefits from inbuilt wardrobe storage, providing excellent space for clothing and personal items. A calm and comfortable setting, ideal for rest and relaxation.

#### BEDROOM TWO 8'5" x 10'11" (2.58m x 3.33m)

A spacious double bedroom situated to the rear elevation of the property, offering a peaceful outlook over the surrounding area. This room benefits from inbuilt wardrobe storage, providing a practical solution for clothing and personal belongings. Neutrally decorated and well-proportioned, it serves as an excellent second bedroom or comfortable guest room.

#### BEDROOM THREE 6'4" x 7'10" (1.94m x 2.39m)

Positioned to the rear elevation, this versatile room is currently used as a home office but would also make an ideal single bedroom, nursery or hobby room. A window overlooks the rear aspect, allowing natural light to brighten the space. Neutrally decorated and well presented, it offers flexibility to suit a variety of needs.

#### SHOWER ROOM 5'6" x 5'11" (1.68m x 1.82m)

A beautifully modern shower room positioned to the front elevation, comprising a walk-in shower with glass screen, a vanity wash basin with storage beneath and a low-level WC. The room is finished with stylish fully tiled walls and flooring, complemented by a contemporary illuminated mirror and chrome fittings. A frosted window provides natural light and ventilation, completing this elegant and practical space.

#### DETACHED GARAGE 10'3" x 17'10" (3.14m x 5.46m)

A good-sized detached garage positioned to the side of the property, complete with an up-and-over door, lighting and power supply. The space provides secure off-road parking or excellent additional storage for tools, equipment and household items.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/broadhurst-way>

### LOCATION

Situated within a popular and well-established residential area of Brierfield, this property enjoys a convenient setting close to a range of local amenities. Shops, schools, parks and leisure facilities are all within easy reach, while excellent transport links provide quick access to neighbouring towns including Nelson, Barrowford and Burnley. The M65 motorway network is just a short drive away, offering direct connections to Preston, Blackburn and Manchester—making this an ideal location for commuters and families alike.

### 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.



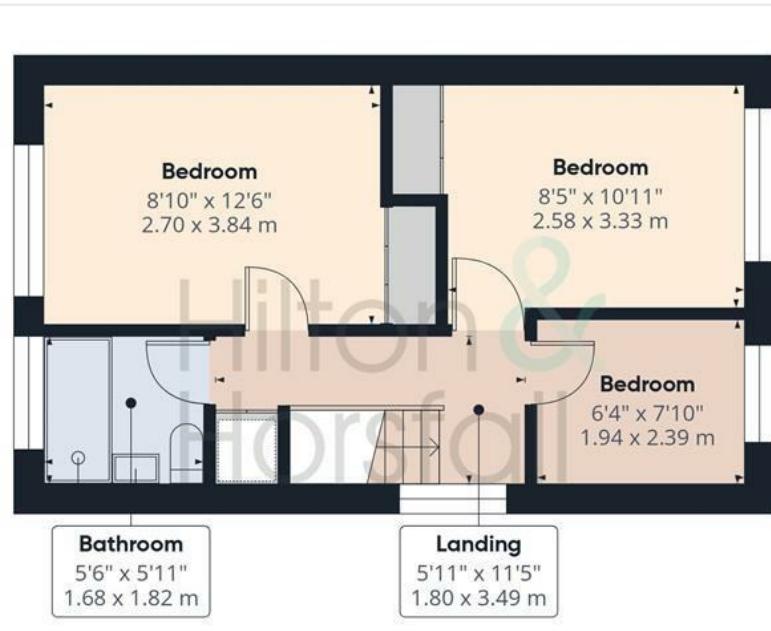
Hilton & Horsfall



BB9 5HG

## OUTSIDE

Externally, the property offers a well-maintained garden area to the front with a neatly kept lawn and pathway leading to the entrance. A driveway to the side provides off-road parking and leads to a detached garage, offering additional parking or secure storage. To the rear is a fully enclosed garden, designed for easy maintenance with a paved patio area — perfect for outdoor seating, entertaining, or enjoying the warmer months.



Hilton & Horsfall

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

912 ft<sup>2</sup>

84.7 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Hilton & Horsfall



Hilton & Horsfall

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

w. hilton-horsfall.co.uk  
t. 01282 435667