



Hilton &
Horsfall

BB9 5HG

Broadhurst Way, Brierfield

Offers In The Region Of £185,000

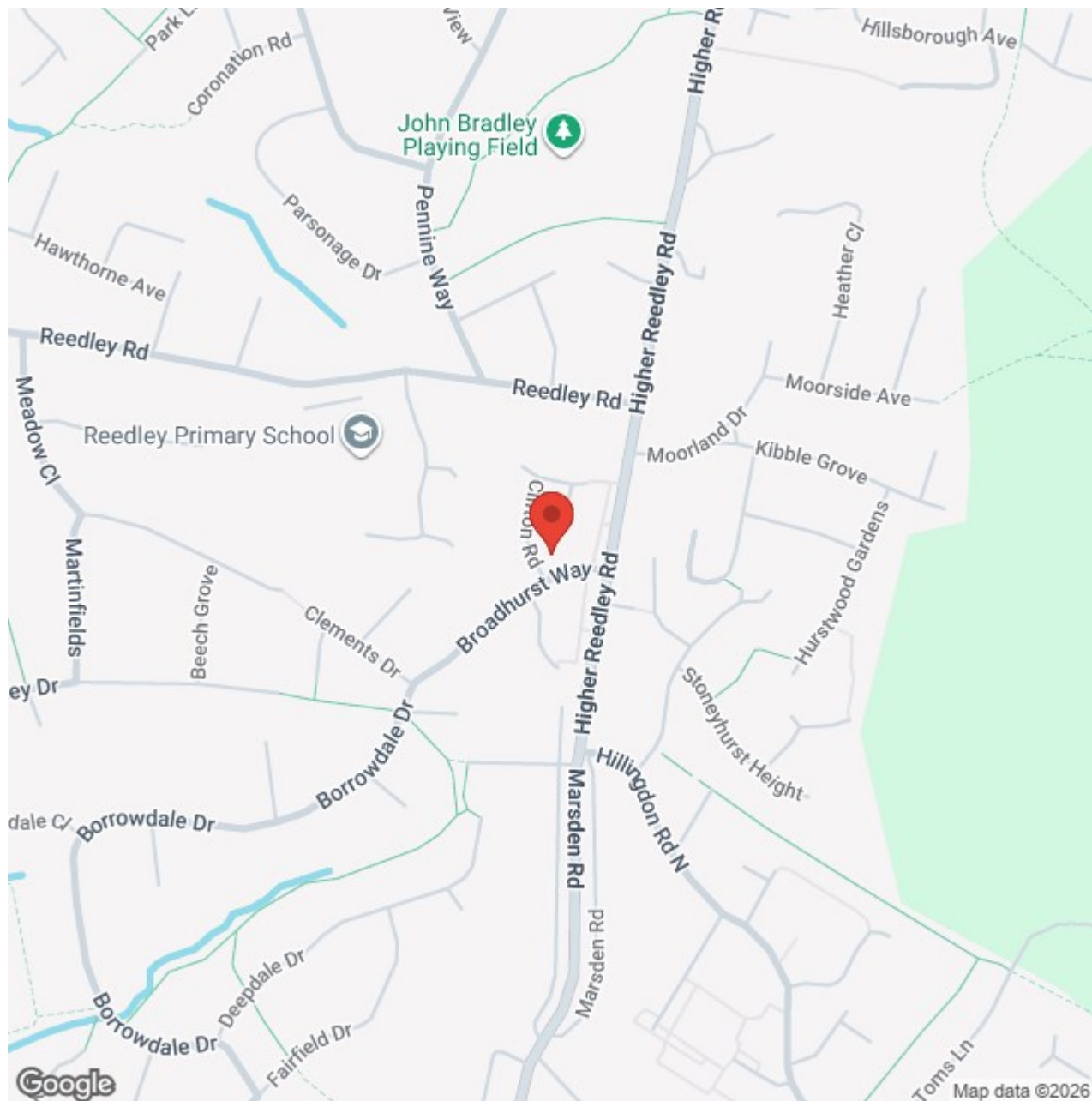
- Three-bedroom semi-detached property
- Spacious living room open to dining area
- Modern fitted kitchen
- Contemporary shower room
- Driveway and detached garage
- Low-maintenance rear garden

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

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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

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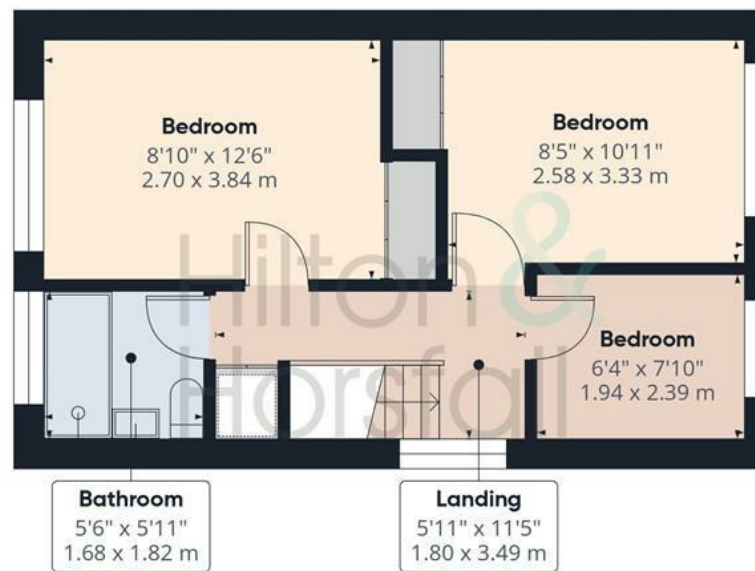
OUTSIDE

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.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

912 ft²

84.7 m²

(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.





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