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# Brooden Drive, Brierfield, BB9 5HF Offers Over £195,000

IMPRESSIVE THREE BEDROOM SEMI DETATCHED FAMILY HOME

Located in the tranquil cul-de-sac of Brooden Drive, Brierfield, this stunning three-bedroom semi-detached house presents an ideal family home. The property boasts a driveway and a garage, providing ample parking space and convenience.

Upon entering, you are greeted by a modern and neutral decor that flows throughout the home, creating a warm and inviting atmosphere. The open-plan lounge and dining area feature an elegant archway leading to a contemporary kitchen, perfect for both entertaining and everyday family life. Bright French doors open into a lovely conservatory, allowing natural light to flood the space and offering a delightful spot to relax or enjoy meals with family and friends.

The first floor comprises generously sized bedrooms, each designed to provide comfort and privacy. The family bathroom is well-appointed, complemented by a separate WC for added convenience.

This property is not only aesthetically pleasing but also functional, making it a wonderful choice for families seeking a peaceful yet accessible location. With its gorgeous decor and spacious layout, this home is ready to welcome its new owners. Don't miss the opportunity to make this delightful property your own.

## **Brooden Drive, Brierfield, BB9 5HF** Offers Over £195,000











- Beautifully Presented Semi Detached Property
  Three Bedrooms
- Contemporary Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating C
- - Views Of The Famous Pendle Hill
  - Tenure Leasehold

- Two Piece Bathroom and Separate WC
- Low Maintenance Rear Garden
- Council Tax Band C

#### **Ground Floor**

#### **Entrance Porch**

6'2 x 4'0 (1.88m x 1.22m)

UPVC double glazed front door, UPVC double glazed windows, tiled flooring and door to reception room.

### **Reception Room**

22'8 x 11'1 (6.91m x 3.38m)

UPVC double glazed window, two central heating radiators, coving, cast iron log burner, television point, under stairs storage, open to kitchen, UPVC double glazed French doors to conservatory and

#### Kitchen

10'1 x 7'4 (3.07m x 2.24m)

UPVC double glazed window, range of high gloss wall and base units with wood effect work surfaces, tiled splashback, composite sink and drainer with high spout mixer tap, integrated oven with four ring gas washing machine, spotlights and wood effect flooring.

#### Conservatory

11'10 x 8'5 (3.61m x 2.57m)

UPVC double glazed windows, polycarbonate roof, tiled flooring and UPVC double glazed French doors to rear.

#### **First Floor**

#### Landing

10'4 x 9'0 (3.15m x 2.74m)

Loft access, smoke detector, doors leading to three bedrooms, bathroom and WC.

#### **Bedroom One**

13'3 x 9'0 (4.04m x 2.74m)

#### **Bedroom Two**

8'10 x 8'5 (2.69m x 2.57m )

#### **Bedroom Three**

9'0 x 7'10 (2.74m x 2.39m)

UPVC double glazed window and central heating radiator.

#### **Bathroom**

8'0 x 7'2 (2.44m x 2.18m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead direct feed shower, storage, tiled elevations and lino flooring.

4'9 x 2'10 (1.45m x 0.86m)

UPVC double glazed frosted window, dual flush WC and lino flooring.

### **External**



Enclosed garden with artificial lawn, paving, mature shrubbery and

#### Front

Rear

Tarmac driveway and access to garage















