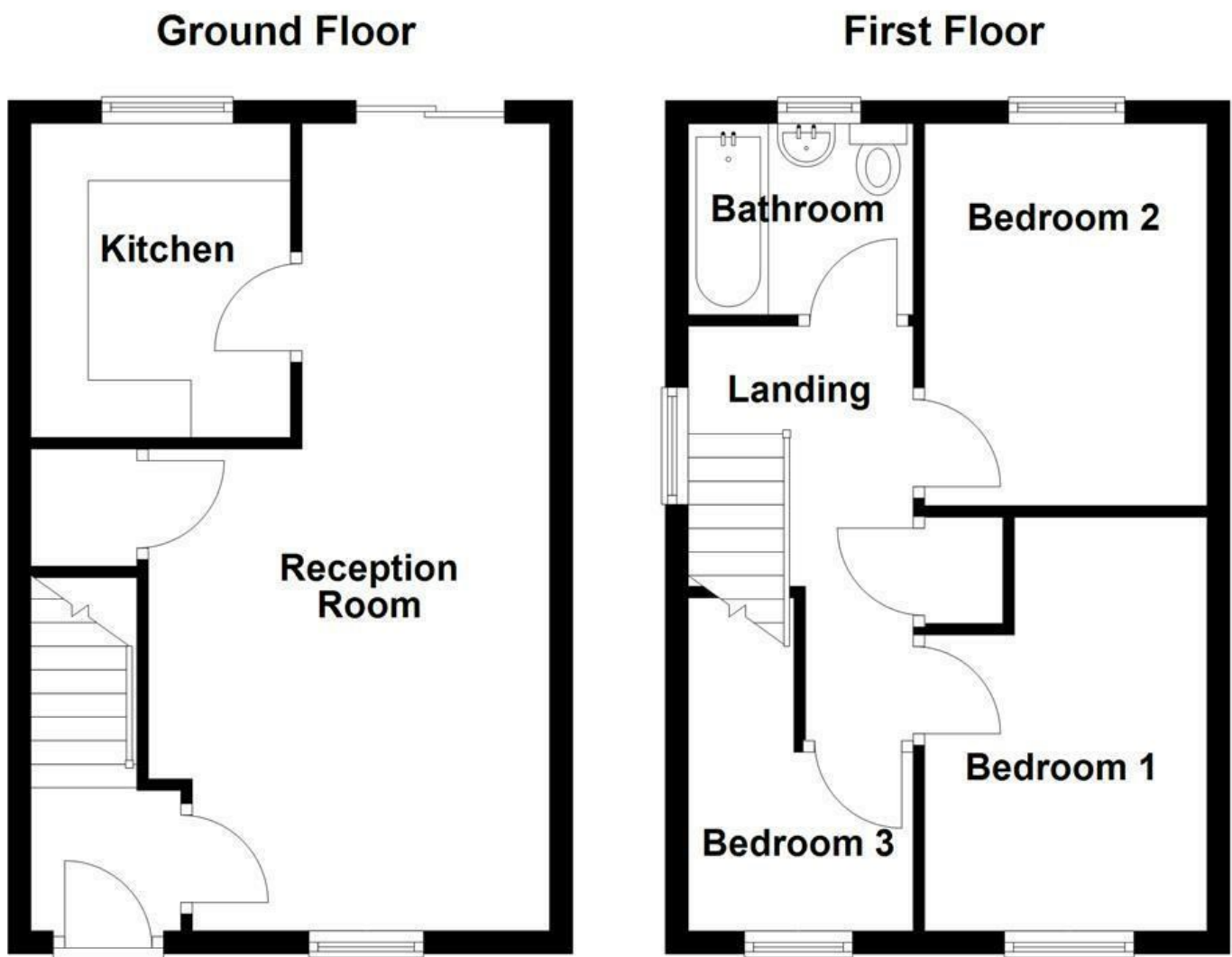




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Montfieldhey, Brierfield, BB9 5ND

Offers Over £150,000

Nestled in the charming area of Montfieldhey, Brierfield, Nelson, this delightful three-bedroom family home presents an excellent opportunity for those seeking a comfortable and spacious living environment. The property boasts a well-proportioned reception room, perfect for family gatherings or entertaining guests.

With three inviting bedrooms, this house is ideal for families or those looking to create a welcoming space for visitors. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the generous garden, offering ample outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. Additionally, the driveway provides convenient off-road parking, a valuable asset in today's busy world.

The location offers excellent links to the M65, making commuting to nearby towns and cities straightforward. This accessibility, combined with the potential to add value to the property, makes it an attractive prospect for both first-time buyers and seasoned investors alike.

In summary, this three-bedroom house in Montfieldhey is a wonderful family home with room to grow, both in terms of living space and investment potential. Don't miss the chance to make this property your own.

Montfieldhey, Brierfield, BB9 5ND

Offers Over £150,000

3 1 1 D

- Semi Detached Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band B

Ground Floor

Hallway

Reception Room
23'1 x 16'3 (7.04m x 4.95m)

Kitchen
9' x 7'5 (2.74m x 2.26m)

First Floor

Landing
9'5 x 6'5 (2.87m x 1.96m)

Bedroom One
12'1 x 8'1 (3.68m x 2.46m)

Bedroom Two
10'11 x 8'1 (3.33m x 2.46m)

Bedroom Three
9'6 x 6'5 (2.90m x 1.96m)

Bathroom
6'4 x 5'6 (1.93m x 1.68m)

