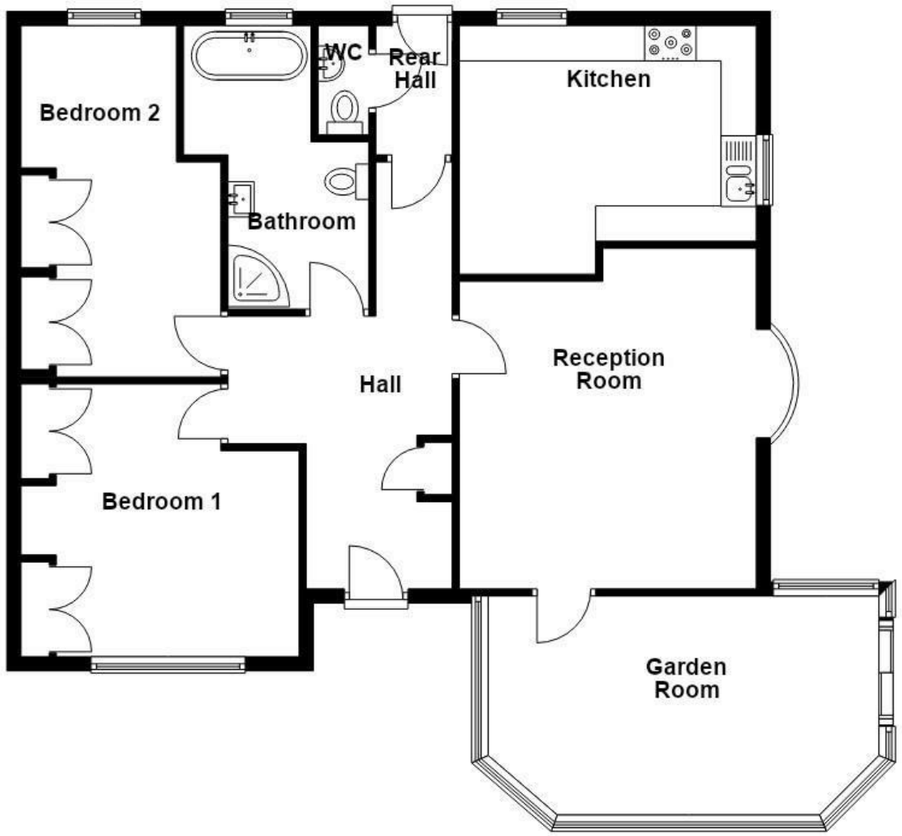
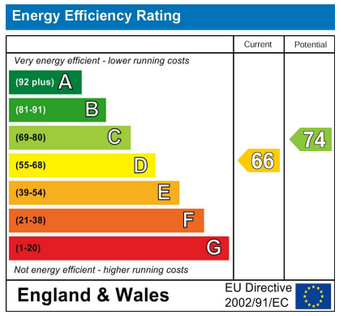
Keenans

Ground Floor





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Kings Causeway, Brierfield, BB9 OEY

Offers Over £375,000

AN EXQUISITE DETACHED TRUE BUNGALOW ON THE MOST IMPRESSIVE PLOT WITH VIEWS OVER PENDLE HILL

Nestled in the charming locale of Kings Causeway, Brierfield, Nelson, this impressive detached true bungalow offers a delightful blend of comfort and elegance. Overlooking the stunning Pendle Hill, the property boasts an enviable plot that features beautifully landscaped gardens, providing an abundance of outdoor space for relaxation and enjoyment.

Inside, the bungalow comprises two spacious double bedrooms and two inviting reception rooms, perfect for both entertaining guests and enjoying quiet evenings at home. The contemporary fitted kitchen, equipped with underfloor heating, ensures a warm and welcoming atmosphere, making it a joy to prepare meals. The conservatory has been thoughtfully updated to serve as an additional living room, enhancing the overall living space and allowing for an abundance of natural light.

This property also benefits from ample off-road parking and a detached garage, adding to the convenience of everyday living. Located in one of the most sought-after areas, this bungalow is ready for you to move straight in and start enjoying the serene surroundings and modern comforts it has to offer.

With its picturesque setting and well-appointed features, this bungalow is a rare find and presents an excellent opportunity for those seeking a tranquil yet accessible home. Do not miss the chance to make this beautiful property your own.

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

Kings Causeway, Brierfield, BB9 OEY

Offers Over £375,000

2 1 2 D

- Tenure Freehold
- Off Road Parking Wit Drive For Numerous Vehicles Detached Garage
- Ideal Home For A Couple Or Small Family
- Easy Access To Major Network Links
- Council Tax Band E
- Two Generously Sized Bedroom Detached Bungalow On An Impressive Plot
- Modern Kitchen
- EPC Rating D
- Sought After Location With View Over Pendle Hill
- Enviable Garden Space

Ground Floor

Entrance

UPVC double glazed frosted door to the hallway.

Hallway

19'10 x 10'8 (6.05m x 3.25m)

Central heating radiator, hardwired smoke alarm, storage cupboard, loft access, wood effect laminate flooring, doors to the reception room, kitchen, two bedrooms and bathroom, single glazed leaded door to the rear hall.

Reception Room

15'3 x 13'10 (4.65m x 4.22m)

UPVC double glazed inset bow window, central heating radiator, coving, ceiling rose, gas living flame fire with granite hearth and surround, television point, UPVC double glazed door to the garden room.

Garden Room

18'2 x 10'2 (5.54m x 3.10m)

UPVC double glazed surrounding windows, upright central heating radiator, spotlights, cast iron multi fuel burner with granite hearth, television point, wood effect laminate flooring, UPVC double glazed French doors to the rear.

Kitchen

13'10 x 11'6 (4.22m x 3.51m)

Two UPVC double glazed windows, under floor heating, central heating radiator, a range of white wall and base units, granite effect surface, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, integrated electric high rise oven and microwave, five ring gas hob and extractor hood, space for a fridge freezer, plumbing for a washing machine, integrated dishwasher, under unit spotlights, tiled flooring.

Bedroom One

12'11 x 12'8 (3.94m x 3.86m)

UPVC double glazed window, central heating radiator, fitted wardrobes and dressing table.

Bedroom Two

16'5 x 9'8 (5.00m x 2.95m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bathroom

13'4 x 9'4 (4.06m x 2.84m)

UPVC double glazed frosted window, two chrome heated towel rails, a four piece suite comprising of a direct feed rainfall shower enclosure and rinse head, freestanding rolltop bath with mixer tap and rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, exposed beams, wood effect laminate flooring.

Rear Hall

5'11 x 2'11 (1.80m x 0.89m)

Tiled elevations, feature wall light, tiled flooring, hardwood door to the WC, UPVC double glazed frosted door to the rear.

WC

5'2 x 2'4 (1.57m x 0.71m)

A two piece suite comprising of a dual flush WC, wall mounted wash basin with traditional taps, Viessmann boiler, tiled elevations, smoke alarm, inset shelving, tiled flooring.

External

Rear

Enclosed wrap around laid to lawn gardens with stone chippings, bedding, mature shrubs, paving, additional land.

Front

Ample gated off road parking for multiple vehicles and a detached garage with access to the wrap around gardens.

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