







Hilton &  
Horsfall



## Higher Reedley Road, Brierfield

### Offers In The Region Of £144,950

- Attractive two-bedroom stone-built cottage
- Spacious living room with feature fireplace
- Stylish modern kitchen
- Modern three-piece bathroom suite
- Enclosed rear yard and separate raised decked garden
- Ideal for first-time buyers or downsizers

A charming two-bedroom stone-built cottage, beautifully presented and offering a stylish blend of traditional features and modern finishes. Situated in the sought-after area of Brierfield, this delightful home boasts a spacious living room, a modern fitted kitchen, and a well-appointed bathroom. Externally, there is a rear yard and a separate raised decked garden — perfect for relaxing or entertaining.

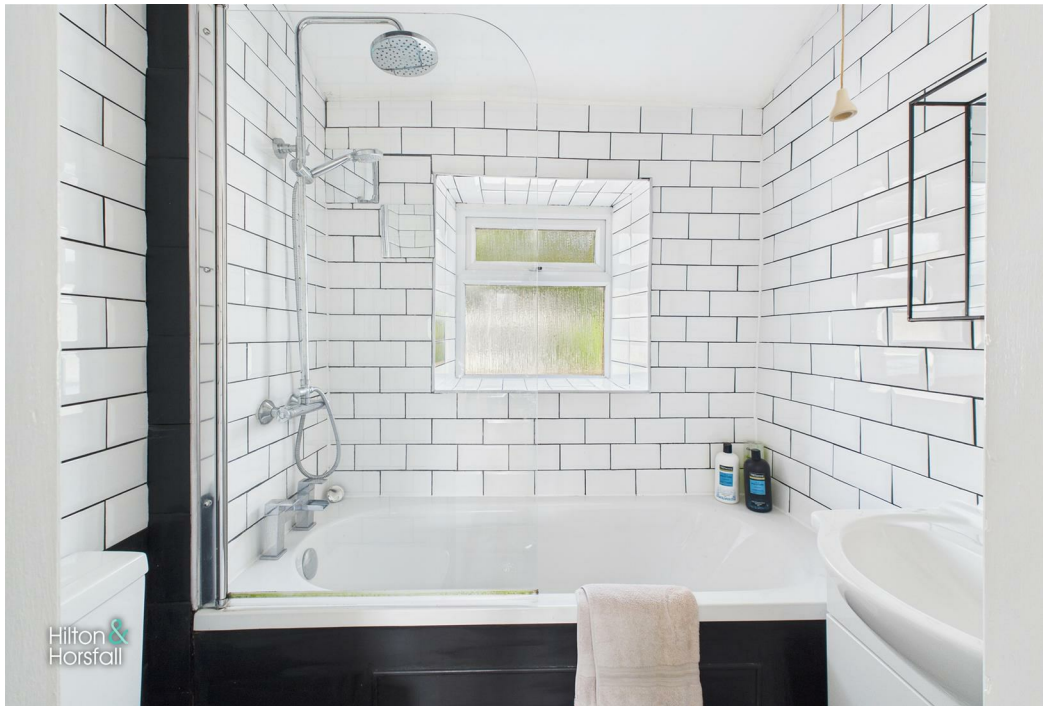
This property would make an ideal home for first-time buyers, downsizers, or anyone seeking a cosy and low-maintenance property in a convenient location.













## Lancashire

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### GROUND FLOOR

#### ENTRANCE

#### LIVING ROOM 17'10" x 12'0" (5.45m x 3.67m)

A bright and generously proportioned reception room with neutral décor, exposed beams, and a feature fireplace with a wood-effect stove. Space for both lounge and dining furniture. Windows to the front and rear aspects allow excellent natural light.

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

A stylish modern kitchen fitted with a range of matching wall, drawer, and base units in white with contrasting work surfaces. Stainless steel sink with drainer, integrated oven with hob and extractor, plumbing for a washing machine, and space for appliances. Tiled splashbacks, tiled flooring, and a door leading to the rear yard.

#### FIRST FLOOR / LANDING

#### BEDROOM ONE 10'5" x 14'9" (3.20m x 4.50m)

A large double bedroom to the front aspect with two windows, feature ceiling beam, and space for wardrobes and storage.

#### BEDROOM TWO 7'0" x 8'6" (2.15m x 2.60m)

A single bedroom to the rear aspect, currently used as a home office. Ideal as a study, nursery, or guest room.

#### BATHROOM 4'7" x 5'11" (1.41m x 1.82m)

A modern three-piece suite comprising a panelled bath with overhead shower, wash basin, and low-level WC. Finished with white metro-style wall tiles and a rear-facing window.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/higher-reedley-road>

#### LOCATION

Higher Reedley Road is situated in the popular area of Brierfield, offering excellent access to local amenities, schools, and transport links. The property is within walking distance of convenience stores, cafes, and public transport connections, including Brierfield train station, which provides direct links to Burnley, Colne, and beyond.

For those who enjoy the outdoors, the area is close to beautiful countryside walks, including the nearby Pendle Hill and surrounding villages. The M65 motorway is just a short drive away, making commuting to Manchester, Preston, or Leeds straightforward. This location strikes the perfect balance between a peaceful residential setting and easy access to town and city facilities.

#### PUBLISHING

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#### 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.



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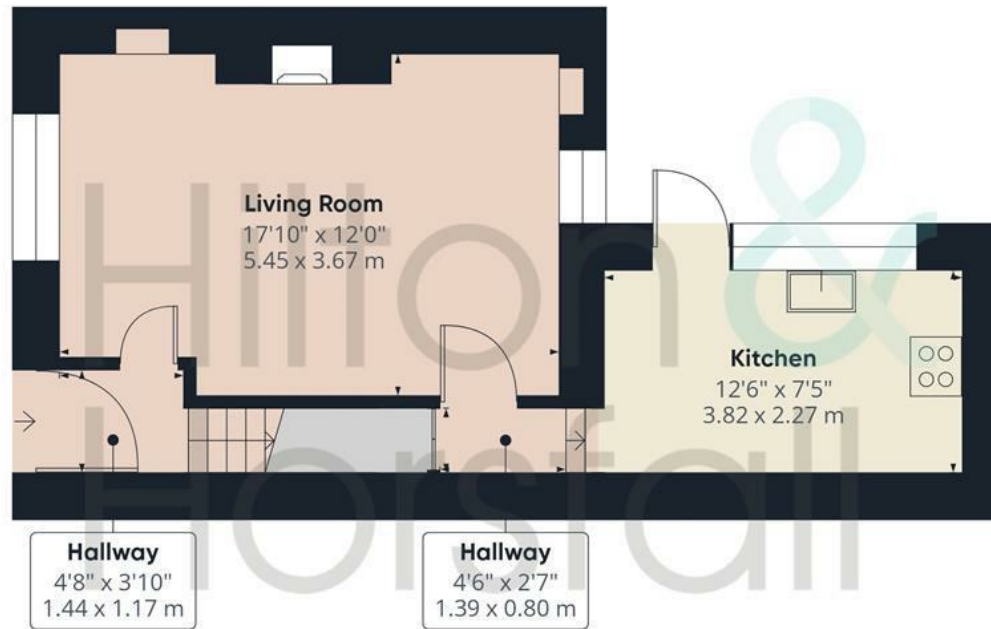


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## OUTSIDE

To the rear of the property is a low-maintenance enclosed yard with access to a separate raised decked seating area — a perfect private space for enjoying the sun or hosting guests.



Ground Floor



Floor 1

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

607 ft<sup>2</sup>

56.4 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.





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