



## Halifax Road, Briercliffe, BB10 3QS

### Offers Over £450,000

THE PERFECT FAMILY HOME WITH BREATH-TAKING VIEWS OF PENDLE HILL

Nestled on Halifax Road in the charming village of Lane Bottom in Briercliffe, this exquisite detached house offers a perfect blend of modern living and stunning natural beauty. Spanning an impressive 1,464 square feet, this four-bedroom home has been meticulously updated to the highest standard, ensuring a delightful living experience for any family.


Built in 1971, the property boasts immaculate presentation and modern fixtures throughout. The spacious open-plan kitchen diner is ideal for family gatherings, while the generous lounge provides a comfortable space for relaxation. With two well-appointed bathrooms and a utility room, this home is designed for convenience and practicality.

One of the standout features of this property is the impressive summer house, perfect for enjoying the surrounding countryside views and the breath taking panoramas of Pendle Hill. The home is set on a substantial plot, offering ample off-road parking and a detached garage, ensuring that all your storage needs are met. Notably, the property is not overlooked, providing a sense of privacy and tranquillity.

Located in one of the most desirable areas of Briercliffe, this home is conveniently close to local schools, bus routes, and essential amenities. Additionally, major motorway and network links are easily accessible, making commuting a breeze.

This stunning family home is ready to move straight into, featuring an idyllic finish and remarkable characteristics that make it truly special. Don't miss the opportunity to make this beautiful property your own.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Halifax Road, Briercliffe, BB10 3QS

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- Four Bedroom Detached Home
- Two Modern Bathrooms
- Ample Off Road Parking And Garage
- Tenure - Freehold

- Open Plan Kitchen Diner
- Summer House With Views
- EPC Rating - TBC

- Generous Lounge Space
- Stunning Pendle Hill Views
- Council Tax Band - F

## Ground Floor

### Entrance

Composite door to porch.

### Hall

15'9 x 12'10 (4.80m x 3.91m)

Two central heating radiators, spotlights, smoke alarm, coving, wood effect laminate flooring, oak doors to kitchen diner, two bedrooms, bathroom and WC, stairs to first floor.

### Kitchen Diner

21'3 x 11 (6.48m x 3.35m)

UPVC double glazed window, two central heating radiators, range of gloss wall and base units, granite surfaces, inset one and a half stainless steel sink with mixer tap, integrated electric high rise Indesit double oven with four ring induction hob and extractor hood, integrated fridge freezer and dish washer, breakfast bar, spotlights, pelmet lighting, inset shelving, two feature wall lights, under unit lighting, centre island, wood effect laminate flooring, single glazed frosted door to utility room, oak bifold doors to lounge, UPVC double glazed French doors to rear.

### Lounge

17'11 x 12'10 (5.46m x 3.91m)

Two UPVC double glazed picture windows, central heating radiator, coving, electric modern fire, television point.

### Utility Room

10 x 5'11 (3.05m x 1.80m)

UPVC double glazed window, wood effect wall and base units, granite effect surfaces, ceramic sink with mixer tap, plumbing for washing machine and dryer, vinyl flooring, UPVC double glazed door to rear.

### Bedroom One

15'10 x 11'11 (4.83m x 3.63m)

UPVC double glazed window, central heating radiator, coving, two feature wall lights, fitted wardrobe with downlights.

### Bedroom Two

11'11 x 9'11 (3.63m x 3.02m)

UPVC double glazed window, central heating radiator, coving, television point.

### WC

5'6 x 2'8 (1.68m x 0.81m)

UPVC double glazed frosted window, dual flush WC with

integrated washbasin and mixer tap, tiled elevations, coving, lino flooring.

### Bathroom

7'11 x 6'4 (2.41m x 1.93m)

UPVC double glazed frosted window, central heating radiator, two piece suite comprising of pedestal washbasin with mixer tap, panelled bath with mixer tap with direct feed shower, tile elevations, spotlights, vinyl flooring.

### First Floor

### Landing

6'11 x 5'7 (2.11m x 1.70m)

Smoke alarm, loft access, fitted storage, oak doors to two bedrooms, shower room and store room.

### Bedroom Three

17'11 x 10'4 (5.46m x 3.15m)

UPVC double glazed window, central heating radiator, spotlights, eaves storage, oak door to walk in wardrobe.

### Walk In Wardrobe

12 x 4'9 (3.66m x 1.45m)

Central heating radiator, fitted open wardrobe storage.

### Bedroom Four

15'11 x 13'7 (4.85m x 4.14m)

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

### Store Room

5 x 3'8 (1.52m x 1.12m)

### Shower Room

8'2 x 6'4 (2.49m x 1.93m)

Velux window, chrome heated towel rail, three piece suite comprising of vanity top wash basin with mixer tap, direct feed shower enclosure, dual flush WC, tiled elevations, inset shelving, spotlights, extractor fan, lino flooring.

### External

### Front

Tiered paved garden with stone chippings, bedding areas, off road parking and access to rear.

### Rear

Laid to lawn garden with paving, bedding areas, access to detached garage, summer house and driveway.

## Garage

17'8 x 17'4 (5.38m x 5.28m)

Power, Lighting. Complete with inspection pit.

## Summer House

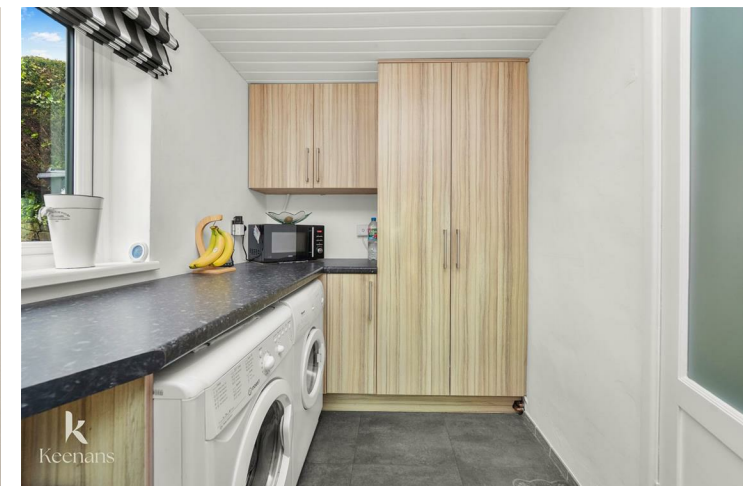
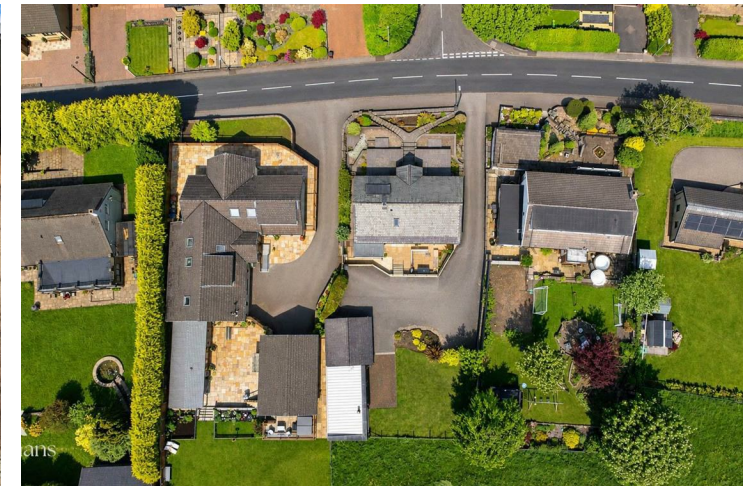
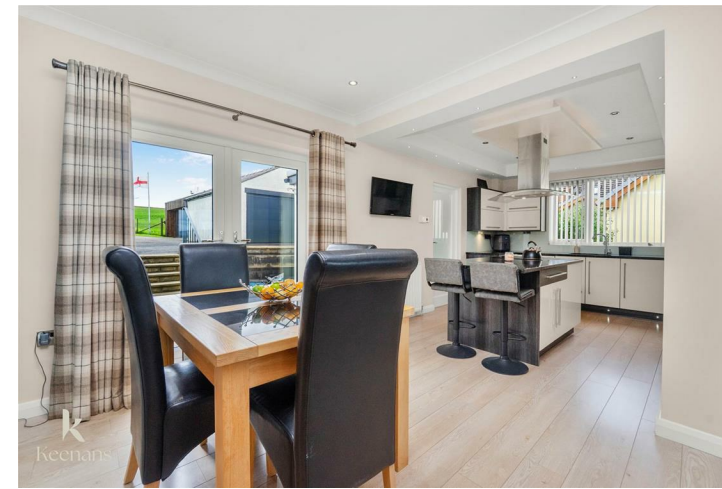
18'5 x 12'10 (5.61m x 3.91m)

UPVC double glazed frosted window, power, lighting, bar, multi fuel burner, access to store room.

## Store Room

12'10 x 8'10 (3.91m x 2.69m)

UPVC double glazed window and WC.



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