



Hillside Close, Brierfield, BB9 5DS

£180,000

A STUNNING TWO BEDROOM SEMI DETACHED PROPERTY IN BRIERFIELD

Nestled in the charming area of Hillside Close, Brierfield, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The property boasts two well-appointed bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat.

The house features two bathrooms, ensuring that morning routines are hassle-free and accommodating for all residents. One of the standout features of this property is the large garden, which presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air in a private setting.

Additionally, the property includes a driveway, providing convenient off-street parking for your vehicle. Located in Brierfield, you will find yourself in a friendly community with easy access to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a welcoming neighbourhood.

This semi-detached house is not just a home; it is a lifestyle choice that offers both comfort and practicality. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

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- Tenure Leasehold
- Ample Off Road Parking With Access To Garage
- Bursting With Potential
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Two Well Proportioned Bedrooms
- Ideal Family Home With Viewing Essential
- EPC Rating TBC
- Two Shower Rooms For Convenience
- Enviably Garden Spaces

Ground Floor

Reception Room One

18'2 x 12'10 (5.54m x 3.91m)

Reception Room Two

9'11 x 8'6 (3.02m x 2.59m)

Kitchen

12'6 x 7'11 (3.81m x 2.41m)

Bedroom Two

11'5 x 10'0 (3.48m x 3.05m)

Shower Room

8'10 x 5'0 (2.69m x 1.52m)

First Floor

Landing

10'1 x 2'2 (3.07m x 0.66m)

Bedroom One

14'10 x 11'6 (4.52m x 3.51m)

Shower Room

11'6 x 5'0 (3.51m x 1.52m)

External

Rear

Enclosed garden, paving, bedding areas with mature shrubs and gate to side.

Front

Block paved drive with access to garage, laid to lawn garden and shrubbery.



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