

NEW



Hillside View, Brierfield Offers over £150,000

- Semi Detached Bungalow
- Three Bedrooms
- Beautiful Kitchen
- Stylish Throughout
- Conservatory
- Utility Room
- Garage/Off Road Parking
- Garden/Decking/Patio
- Essential Viewing

INTRODUCTION

****AN IMPRESSIVE SEMI DETACHED DORMER BUNGALOW!****

Boasting deceptively spacious indoor living accommodation and easily maintainable garden to the rear, this fantastic property is the ideal match for a growing family looking to settle into a popular area of Brierfield, conveniently located close to local amenities, great schools, commuter routes and major motorways.

To the ground floor; entrance porch, reception room, kitchen, dining room, conservatory, down stairs bedroom, utility room, stairs to the floor and access to the side and rear of the property. To the first floor; landing with doors to two bedrooms and three-piece family bathroom. Externally, to the rear, an enclosed paved patio, decking and stone chipped garden with gated access to the front. To the front, large drive providing off-road parking for numerous vehicles, laid to lawn garden, bedding and garage access.

For more information or to arrange a viewing, please contact our Burnley office at your earliest convenience.

Ground Floor

Entrance

Composite door to the vestibule.

Vestibule

4'4 x 2'7 (1.32m x 0.79m)

Coving to the ceiling, wood panel flooring and door to the reception room.

Reception Room

17'5 x 11'6 (5.31m x 3.51m)

UPVC double glazed window, central heated radiator, coving to the ceiling, television point, inset living flame gas fire, wood panel flooring and door to the kitchen, dining room and the inner hallway.

Kitchen

12'8 x 8'7 (3.86m x 2.62m)

TWO UPVC double glazed windows, central heating radiator, high gloss wall and base units, granite effect surfaces, electric oven, four ring induction fire, stainless steel sink, drainer and mixer tap, plumbing for a dishwasher, part PVC elevations and wood panel flooring and spotlights.

Dining Room

10'6 x 8'6 (3.20m x 2.59m)

Coving to the ceiling rose, ceiling rose, wood panel flooring and sliding door to the conservatory.

Conservatory

15'8 x 10'9 (4.78m x 3.28m)

UPVC double glazed windows surrounding, sloped pitched polycarbonate roof, ceiling fan and wood panel flooring and doors to the rear.

First Floor

Inner Hallway

4'8 x 2'8 (1.42m x 0.81m)

Door to bedroom three, utility room, storage cupboard and stairs to the first floor,

Bedroom Three

11'6 x 11' (3.51m x 3.35m)

UPVC double glazed window looking into the conservatory and central heating radiator.

Utility Room

8'8 x 5'1 (2.64m x 1.55m)

UPVC double glazed window, central heating radiator, plumbing for washing machine and fitted storage, tile effect flooring and door to the side return.

First Floor

Landing

8'2 x 7'1 (2.49m x 2.16m)

Doors to two bedrooms, bathroom and storage cupboard.

Bedroom One

14'8 x 12'5 (4.47m x 3.78m)

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

Bedroom Two

20' x 9'1 (6.10m x 2.77m)

Five UPVC double glazed windows, central heating radiator and wood panel flooring.

Bathroom

10'6 x 5'3 (3.20m x 1.60m)

UPVC double glazed frosted window, centrally heated towel rail, three piece suite comprising of dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and electric feed shower head, UPVC panel roofing, full tiled elevations and vinyl flooring.

External

Front

Laid to lawn garden, bedding areas and tarmac driveway for off road parking for multiple vehicles and access to the garage.

Garage

16'3 x 8'3 (4.95m x 2.51m)

Up and over door, lights and power.

Rear

Enclosed decked and paved patio area and gate to the front. Multiple vehicles and access to the garage.

Agents Notes

The property is Council Tax band C.

