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Sale



6 Pennine Crescent  
Brierfield BB9 5EU

£119,950



The property comprises a three bedroom detached true bungalow occupying a pleasant and tranquil setting located off Reedley Road within comfortable walking distance of Higher Reedley Road and local bus routes and is a two minute walk from both Reedley Primary School and Marsden Heights. The accommodation briefly comprises an entrance porch, well proportioned lounge, central hallway, three bedrooms, three piece bathroom suite and a separate kitchen. The property is complemented by the modern day comforts of UPVC double glazing and gas fired central heating. Although the property has been well maintained modernisation works are now required providing purchasers with a blank canvas. There are garden areas located to the front and rear of the property together with a private driveway leading to a single garage.

### Key Features:

- Detached true bungalow
- Close to local bus routes
- Lounge with large picture window
- 3 Bedrooms
- Gardens & single garage
- Pleasant & tranquil setting
- Modernisation works required
- Kitchen
- 3-Piece bathroom
- GFCH & UPVC dg

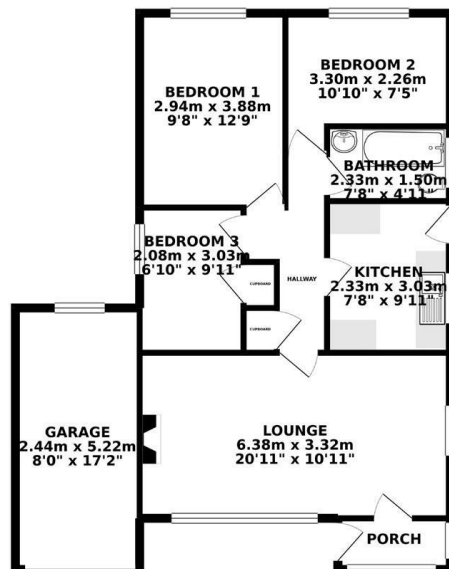
Tenure: Freehold  
EPC Rating: D  
Council Tax Band: C





# 3 BEDROOM Bungalow - Detached

GROUND FLOOR 78.09 sq. m.  
( 840.58 sq. ft. )



TOTAL FLOOR AREA: 78.09 sq. m. ( 840.58 sq. ft. ) approx.  
Whilst every effort has been made to ensure the accuracy of the floor plan and the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.  
Home-View-UK.com

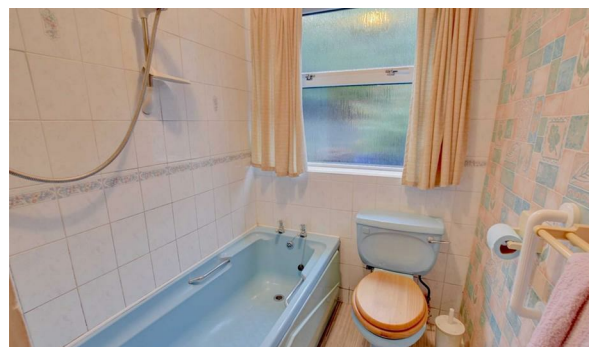
## Main Description:

An exciting and rare opportunity has arisen to acquire a three bedroom detached true bungalow occupying a pleasant and tranquil location situated off Reedley Road and within a two minute walk from both Reedley Primary School and Marsden Heights. The property has been exceptionally well maintained although modernisation works are now required and provides purchasers with an exciting blank canvas. Alternatively there is also further potential for extension to create a first floor subject to the necessary planning consents being obtained.

As you enter the property to the ground floor you are greeted by the entrance porch which in turn leads through to a well proportioned lounge with a large picture window to the front and a further window to the gable elevation infusing the room with an abundance of natural light. There is a central hallway where there are two useful stores, one of which houses the modern gas fired central heating boiler. The master bedroom is located to the rear of the property and comprises a well proportioned double and overlooks the rear garden. There is a further larger single bedroom also located to the rear overlooking the garden. Bedroom three is situated to the side of the property and comprises a single bedroom. The kitchen houses a range of wall and base units with co-ordinating working surfaces and stainless steel sink unit with a UPVC double glazed window and door exiting to the side. The bathroom houses a coloured three piece suite comprising low level wc, pedestal hand wash basin and panelled bath with tiled splashbacks.

Externally there is a garden area to the front and lawn garden area to the rear with pathways and established borders. There is a private driveway to the front leading to a single garage with manually operated up and over door.

The property is complemented by the modern day comforts of UPVC double glazing and gas fired central heating throughout.



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property