

Because life is

Petty Real™

For Sale



60 Higher Reedley Road
Brierfield
BB9 5EY

£199,950



Early viewing is imperative not to miss out on the this superb family home.

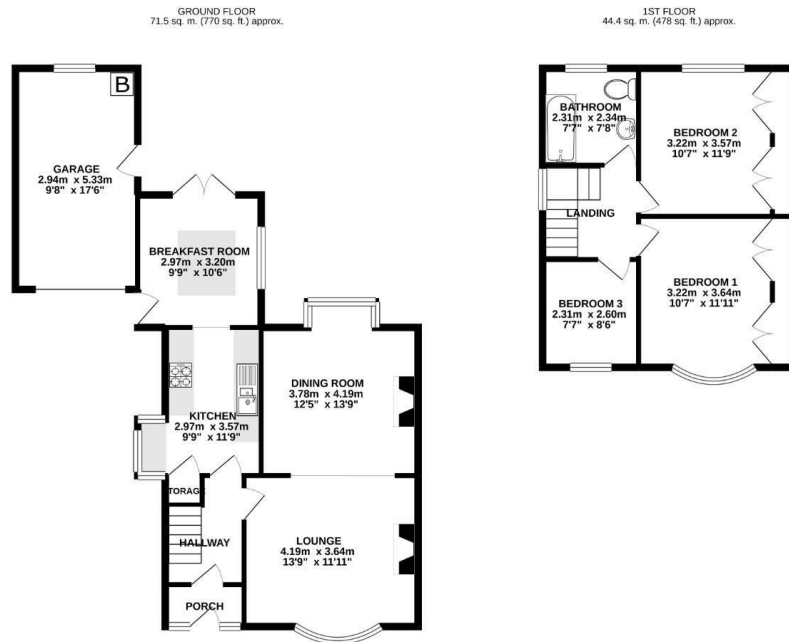
Key Features:

- SUPERB FAMILY HOME
- FITTED KITCHEN
- FITTED WARDROBES
- BEAUTIFUL WELL STOCKED GARDEN
- PATIO AREA
- SPACIOUS LIVING
- BREAKFAST ROOM
- THREE PIECE BATHROOM
- DRIVEWAY PRIVATE PARKING
- EARLY VIEWING ESSENTIAL

Tenure: Leasehold
EPC Rating: D
Council Tax Band: D



3 BEDROOM House - Semi-Detached



TOTAL FLOOR AREA: 115.9 sq. m. (1247 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee, as to their condition or efficiency can be given.
Made with Floorplan (©2020)

Main Description:

As you enter the property to the ground floor by a composite double glazed entrance door you are immediately greeted by the entrance hallway where there is a return spindle balustrade staircase ascending to the first floor.

To the right hand side of the hallway is the main lounge with cast iron living flame gas fire set within a feature fire surround providing an attractive focal point. A large UPVC double glazed window enjoys a pleasant aspect over the front garden whilst infusing the room with an abundance of natural light. To the rear of the property is a further reception area which opens up to the lounge presently utilised as a dining area. The kitchen has a range of matching modern wall, base and drawer units with granite working surfaces and a stylish splashback in provides a contrasting finish. Integrated appliances include double oven, four ring hob with stainless steel chimney hood extractor over, inset sink unit from the kitchen leads into a breakfast room with an island which enjoys an attractive aspect over the rear garden and has french UPVC double glazed door.

To the first floor is a delightful landing area with UPVC double glazed window to the gable elevation which provides natural light. The main master bedroom is located to the front of the property with UPVC double glazed bay window with built in wardrobes. To the rear is a further double bedroom with UPVC double glazed window which enjoys a lovely aspect over the rear garden and has built in wardrobes. There is a third single bedroom located to the front and the family bathroom houses a three piece suite comprising low level wc, pedestal hand wash basin, panelled bath with shower over. Fully tiled walls and floor provide a hard wearing practical finish.

Externally to the front of the property is a beautifully well stocked garden with recently new tarmac driveway providing ample off road parking for several vehicles leading to the single garage.



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