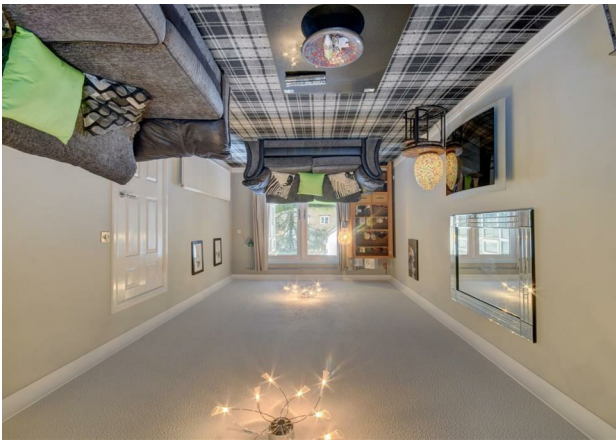




Tenure: Freehold
EPC Rating: C
Council Tax Band: D

- Key Features:**
- SUPERB DETACHED PROPERTY
 - TWO PIECE CLOAKROOM
 - CONSERVATORY
 - BUILT IN WARDROBES
 - SUBSTANTIAL GARDEN PLOT
 - STUNNING VIEWS
 - INTEGRATED APPLIANCES
 - FOUR BEDROOMS
 - SHOWER ROOM
 - DOUBLE GARAGE & DRIVEWAY

Occupying an elevated position with stunning views towards Pendle hill and the surrounding countryside, this superb detached dwelling offers spacious and modern living accommodation making this the perfect home for growing families.



Because life is

Petty RealTM

For Sale



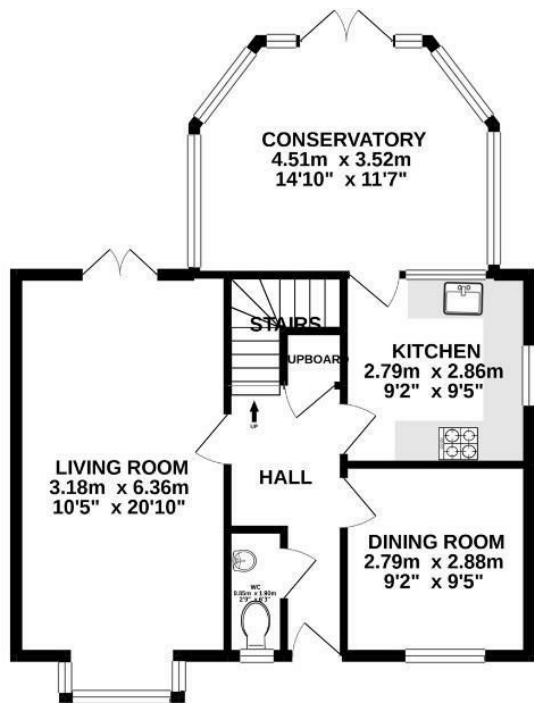
12 Hurstwood Gardens
Brierfield
Nelson BB9 5FA

£230,000

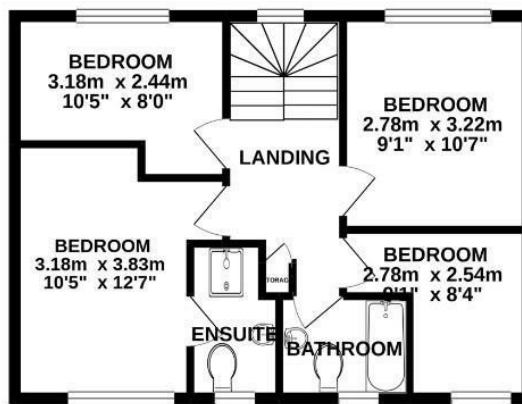


4 BEDROOM House - Detached

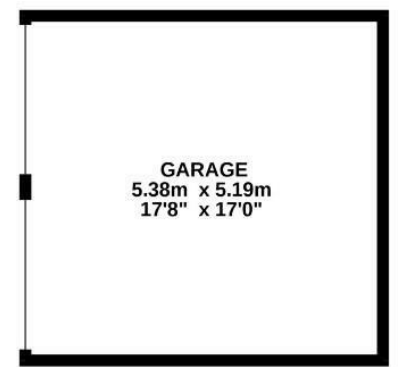
GROUND FLOOR
60.0 sq.m. (646 sq.ft.) approx.



1ST FLOOR
44.5 sq.m. (479 sq.ft.) approx.



OUTBUILDINGS
27.9 sq.m. (301 sq.ft.) approx.



TOTAL FLOOR AREA : 132.4 sq.m. (1425 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

Main Description:

Occupying an elevated position with stunning views towards Pendle Hill and the surrounding countryside, this superb detached dwelling offers spacious and modern living accommodation making this the perfect home for growing families.

The property briefly comprises; entrance hallway with two piece cloak room, spacious lounge with UPVC double glazed French Doors leading to the rear garden. The kitchen houses a range of matching modern wall and base units with integrated Bosch appliances such as built-in fridge, electric hob, electric oven with canopy over, dishwasher, Insinkerator instant boiling water tap, breakfast bar, granite worktops.

Conservatory with built-in washing machine, two freezers and one fridge set into attractive granite tops, there are also external electric sockets. There is also a further room currently used as a Study/Office.

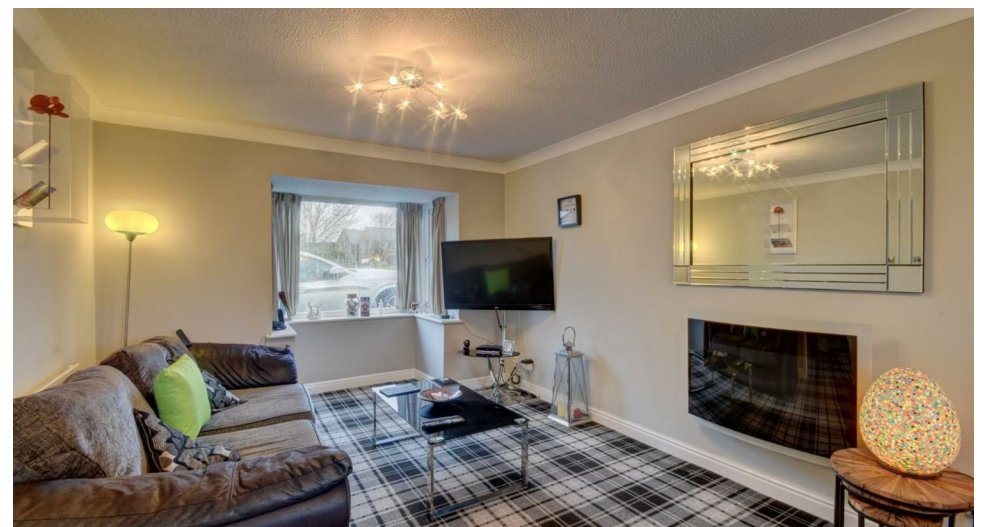
To the first floor is a landing and four bedrooms with the master bedroom having built in wardrobes and boasts a three piece en-suite shower. Completing the first floor accommodation is a three piece family bathroom.

Externally to the rear is a substantial garden which is mainly laid to lawn with paved patio area. To the front is a double drive with space for at least four vehicles, leading to a detached double garage. The garage has two up and over doors and has power and lighting.

Must be viewed early to avoid disappointment.

Location

For Satnav purposes the postal code is BB9 5FA



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