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98 Halifax Road
Brierfield
BB9 5BQ



For Sale

Price £115,995

- Semi-Detached
- Detached Garage
- Private Drive
- Large Garden
- Kitchen/Diner

- Two-Bedrooms
- UPVC Double Glazing
- Modern Bathroom
- Fitted Wardrobes
- First-Time Buyers



A semi-detached property located in a popular residential area on the outskirts of Brierfield. Within walking distance of Heyhead Park, local amenities and a short drive to Nelson Golf Club, this property presents an ideal purchase for first-time buyers or a growing family.

The accommodation is arranged over two floors and briefly comprises on the ground floor; an entrance lobby with stairs leading to the first floor and access to a spacious lounge with a curved, bay window letting in an abundance of natural light.

Adjacent to the lounge is a useful under stair storage cupboard and the kitchen to the rear of the property houses matching wall, base and drawer units with contrasting work surfaces with access to the rear garden.

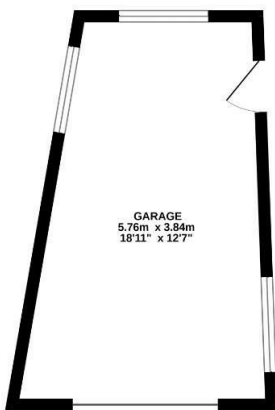
On the first floor are two generous double bedrooms, the master benefitting from an over-stair storage cupboard and curved bay window and the second bedroom boasts fitted wardrobes and an amazing view of Pendle Hill.

The bathroom houses a modern three-piece suite in white comprising a low-level WC, sink with vanity unit and paneled bath with overhead shower.

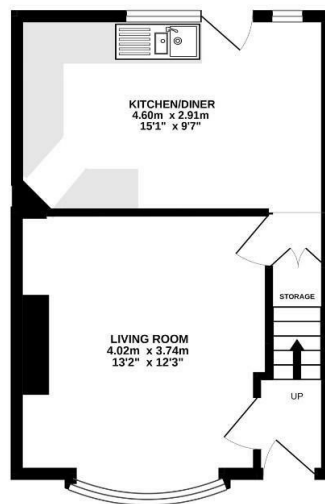
The property benefits from the modern-day comforts of UPVC double glazing and gas central heating.

Externally to the front; is a garden and driveway leading to a detached garage with a pitched roof. To the rear is a large garden with several storage sheds and flagged area.

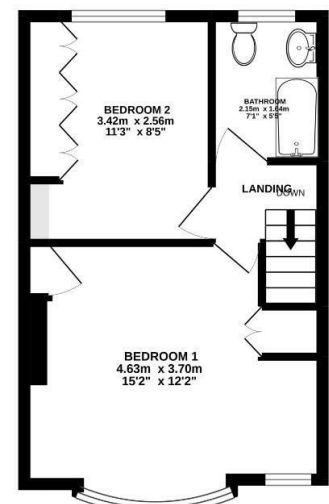
BASEMENT
18.7 sq.m. (201 sq.ft.) approx.



GROUND FLOOR
31.2 sq.m. (336 sq.ft.) approx.



1ST FLOOR
30.9 sq.m. (332 sq.ft.) approx.



TOTAL FLOOR AREA : 80.7 sq.m. (869 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.
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