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28 Warwick Drive
Brierfield
BB9 0PP



For Sale

£159,950

- Immaculate semi detached property
- Sought after location
- Near to local schools
- Ideal for a growing family
- Lounge

- Dining room
- Modern fitted kitchen
- 3 bedrooms
- Modern bathroom
- Driveway, garage & garden



Located in an established and popular residential area of Brierfield this extended semi-detached family sized dwelling presents an ideal purchase for growing families.

The accommodation briefly comprises on the ground floor a hallway accessed by a UPVC double glazed door and having stairs providing access to the first floor and under stairs storage cupboard. There is an excellent sized lounge/dining room leading to a living which has patio doors providing access to the rear garden. The kitchen houses an excellent range of modern fitted wall and base units with complementary work surfaces and splashbacks, integrated oven and hob, 1½ bowl sink unit, plumbing for automatic washing machine, UPVC double glazed door leading to the rear garden.

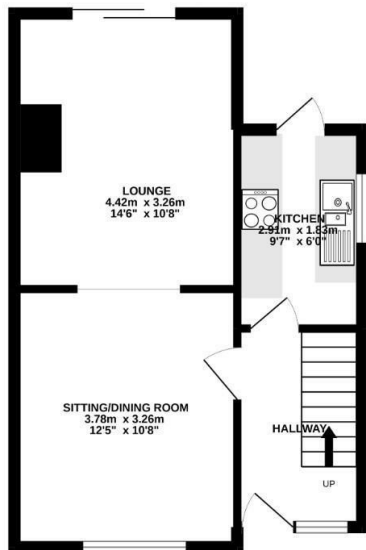
To the first floor is a landing, two good sized double bedrooms, third single bedroom all of which benefit from fitted wardrobes. There is a three piece modern bathroom suite comprising bath with mixer shower over, low level wc and pedestal hand wash basin.

Externally to the front of the property is a garden area and a concrete driveway providing ample off road parking, garage with power & lighting. To the rear is a flagged low maintenance garden with paved patio area.

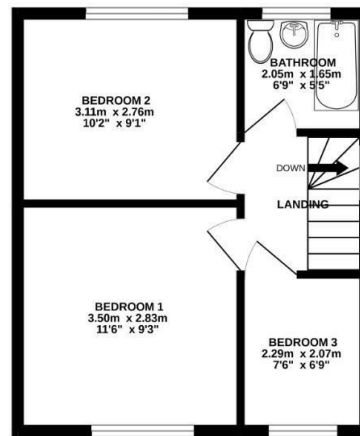
The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and an early viewing appointment is recommended.

No chain

GROUND FLOOR
35.5 sq.m. (383 sq.ft.) approx.



1ST FLOOR
31.1 sq.m. (335 sq.ft.) approx.



TOTAL FLOOR AREA: 66.7 sq.m. (718 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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