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6 Woodville Road
Brierfield
BB9 5RW



For Sale

Offers Over £180,000

- Semi-detached dwelling
- Quiet backwater position
- Unobstructed views to rear
- 2 Reception rooms
- Separate fitted kitchen diner

- 3 Bedrooms
- Four piece bathroom
- Garage, driveway & garden
- Potential for extension
- Ideal for a family



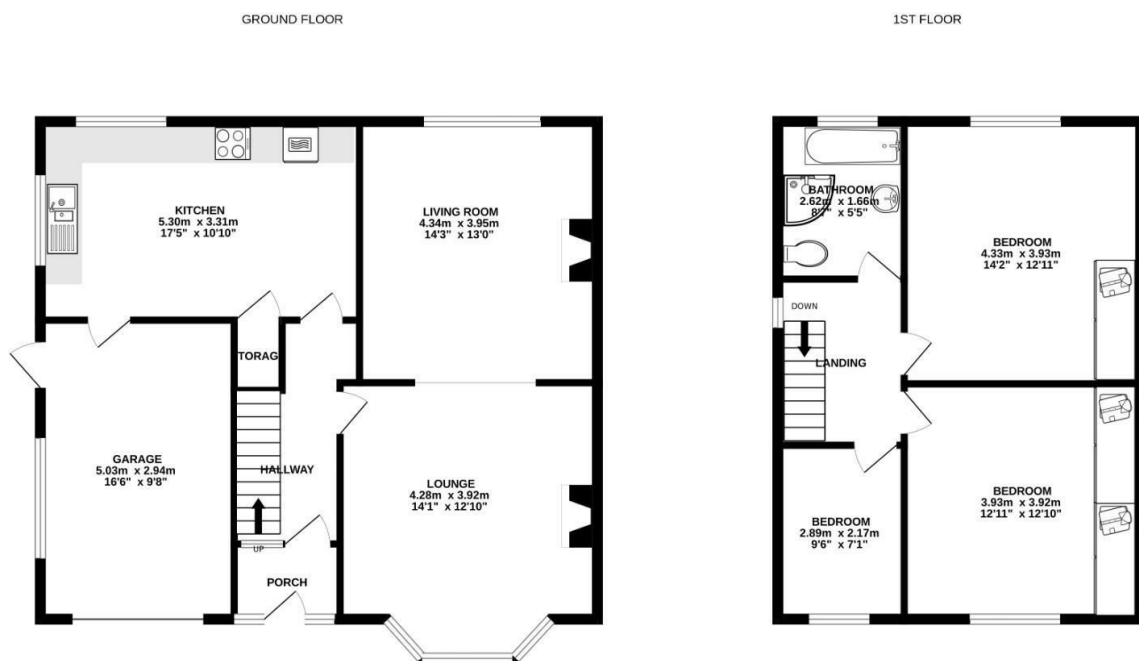
Located in this quiet backwater position on the outskirts of Brierfield, this spacious traditional semi-detached dwelling offers excellent sized family living accommodation with potential to extend subject to getting the necessary consents.

The accommodation briefly comprises on the ground floor, entrance porch leading into hallway, excellent sized lounge with bay fronted window and feature open fireplace with surround, living room with fireplace and 2nd living room/dining room with multi fuel stove and there are views towards Pendle and the surrounding countryside. There is a modern separate kitchen diner housing an excellent range of fitted wall and base units with granite work surfaces, Neff integrated oven and hob. From the kitchen there is access to garage.

To the first floor is a spacious landing area, two excellent sized double bedrooms each with fitted wardrobes, good sized third single bedroom. Bathroom houses a four piece suite which comprises, bath, low level wc, wash basin & bath..

Externally, to the front of the property is a garden forecourt and driveway providing off road parking which leads to attached garage with electric up and over door, power and lighting. To the side and rear is an excellent sized garden with lawn, flower beds and shrubbery with views toward Pendle hill. From the outside is access to a useful boiler room which has its own power and houses the gas fired combination boiler.

The property benefits from the modern day comforts of UPVC double glazing, gas fired central heating and must be viewed internally to fully appreciate what this property has to offer.



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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