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For
Sale



3 Quaker Rise
Brierfield BB9 5PY

£195,000



Quaker Rise enjoys the best of both worlds with modern style living and magnificent, long distance countryside views of Pendle Hill, Fence and Reedley. This five bedroomed, five year old property is situated alongside the canal providing waterside peace and tranquility. It is just five minutes walk to local amenities including Pendle Primary Academy, with Burnley and Colne only a short drive away for retail therapy.

Key Features:

- Three storey town house
- Immaculately presented
- Sleek kitchen with appliances
- Shower room & bathroom
- GFCH & DG
- Magnificent long distance views
- Open plan kitchen, dining & lounge
- 4 Bedrooms
- Ample private parking
- Canal side garden

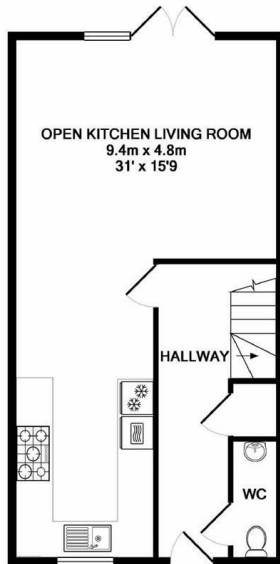
Tenure:

EPC Rating: B

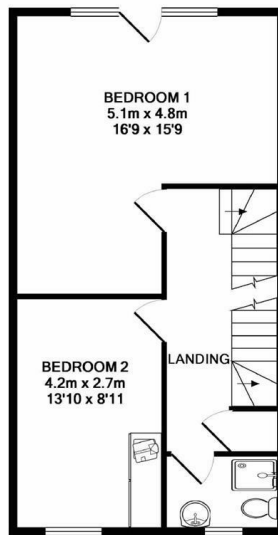
Council Tax Band: C



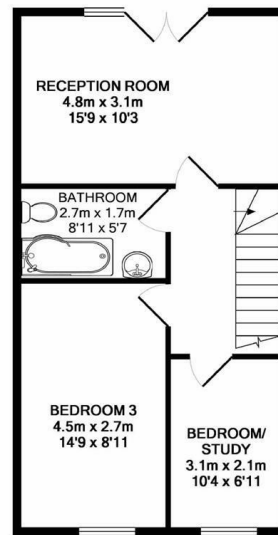
4 BEDROOM House - Terraced



GROUND FLOOR
APPROX. FLOOR
AREA 45.4 SQ.M.
(489 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 44.9 SQ.M.
(483 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 44.9 SQ.M.
(483 SQ.FT.)

TOTAL APPROX. FLOOR AREA 135.2 SQ.M. (1455 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Main Description:

A 3 bedroom family property enjoying modern style living and magnificent long distance countryside views.



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