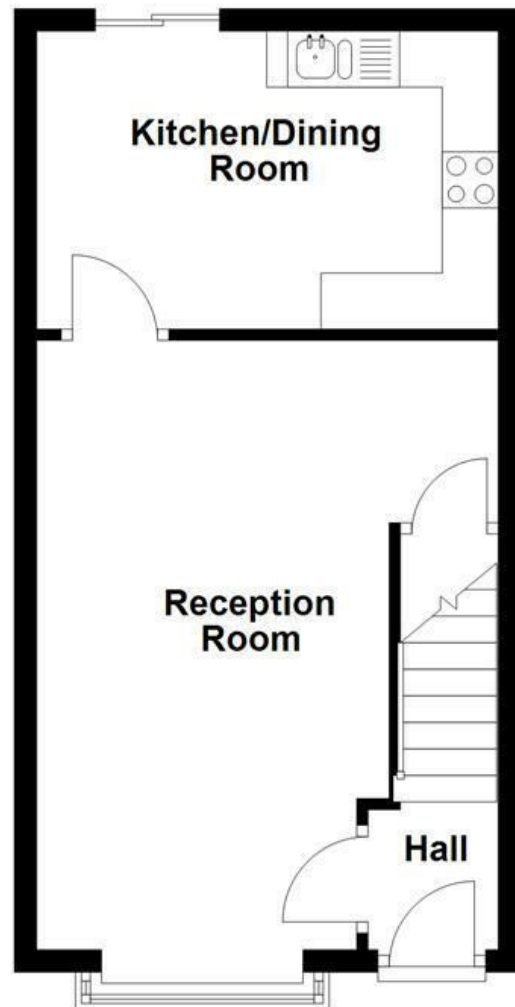
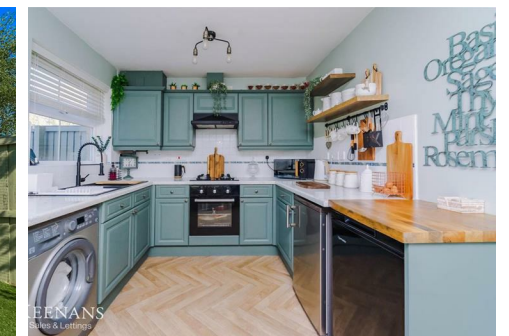
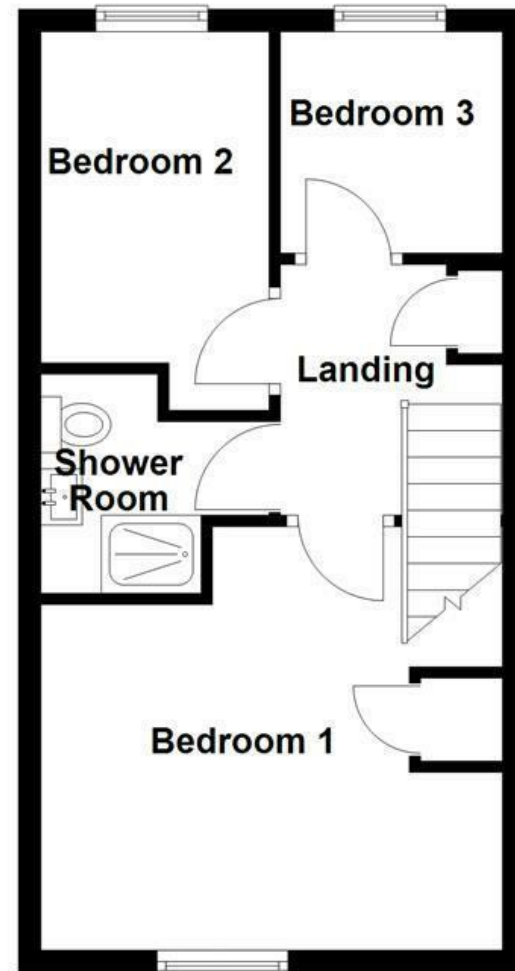


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Quakers View, Brierfield, BB9 5PU

Offers Over £165,000

AN ENVIABLE FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and modern fixtures and fittings, this enviable three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Brierfield. With stunning woodland views, open plan kitchen/dining room and off road parking, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Nelson, Colne and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room guides you on to a fitted kitchen diner. The first floor comprises of doors on to three generously sized bedrooms and a modern shower room. Externally there is a generously sized garden to the rear with artificial lawn with paving and decking. To the front there is a laid to lawn garden with paving and off road parking.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Quakers View, Brierfield, BB9 5PU

Offers Over £165,000

 3  1  1  C

- Immaculate Semi Detached Property
- Modern Fitted Kitchen/Dining Room
- Off Road Parking
- EPC Rating: C
- Three Bedrooms
- Three Piece Shower Room
- Tenure: Freehold
- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Hall

4'1 x 3'10 (1.24m x 1.17m)

Composite double glazed frosted entrance door, central heating radiator, coving, stairs to first floor and door to reception room.

Reception Room

17'10 x 13'6 (5.44m x 4.11m)

UPVC double glazed box window, two central heating radiators, coving, smoke alarm, two feature wall lights, TV point, under stairs storage and door to kitchen/dining room.

Kitchen/Dining Room

13'6 x 8'9 (4.11m x 2.67m)

UPVC double glazed window, central heating radiator, panel wall and base units, marble effect worktops, tiled splash back, one and half bowl composite sink with draining board and high spout spring mixer tap, integrated electric oven, four burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, boiler, wood herringbone effect flooring and UPVC double glazed sliding door to rear.

First Floor

Landing

6'3 x 5'7 (1.91m x 1.70m)

Loft access, smoke alarm, storage cupboard and doors to three bedrooms and shower room.

Bedroom One

13'6 x 12'5 (4.11m x 3.78m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Two

9'8 x 7' (2.95m x 2.13m)

UPVC double glazed window and central heating radiator.

Bedroom Three

6'6 x 6'6 (1.98m x 1.98m)

UPVC double glazed window and central heating radiator.

Shower Room

6'11 x 6'2 (2.11m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, electric feed shower in double enclosure.

External

Front

Laid to lawn garden and off road parking.

Rear

Enclosed garden, artificial lawn, decking and paving.



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