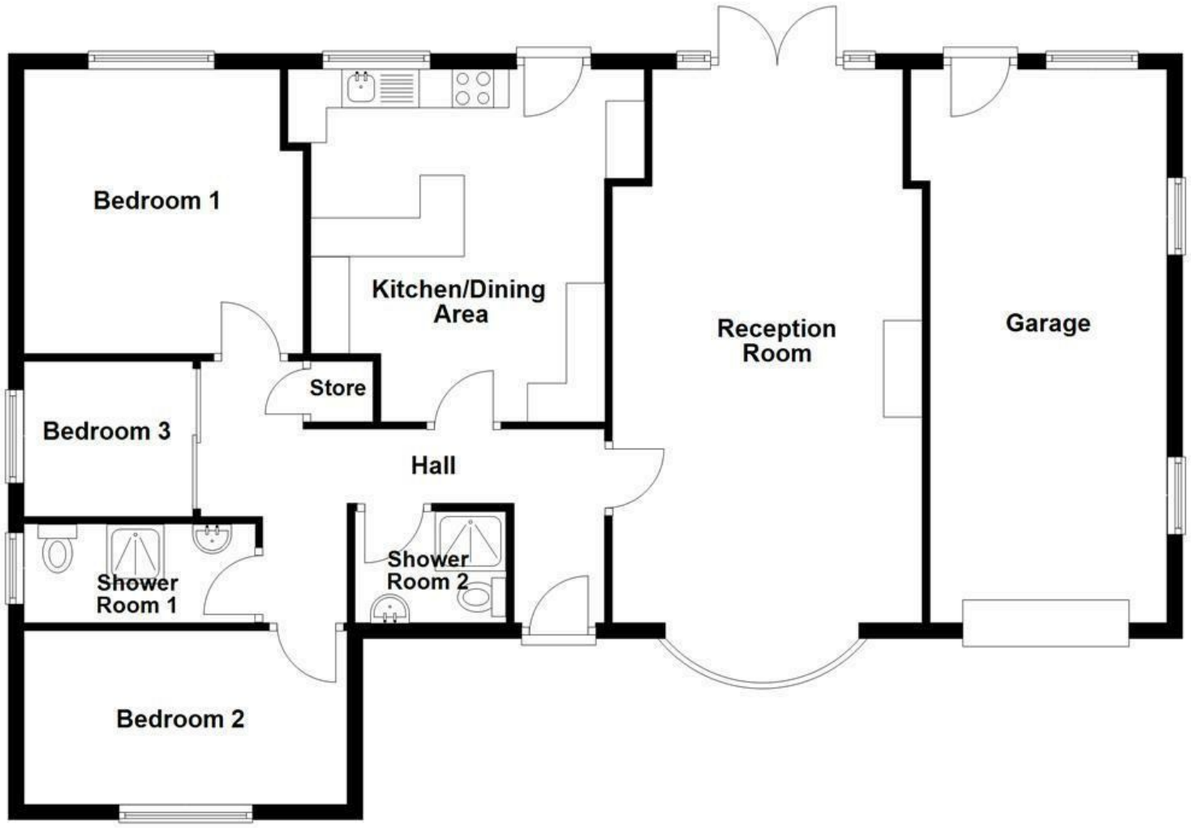
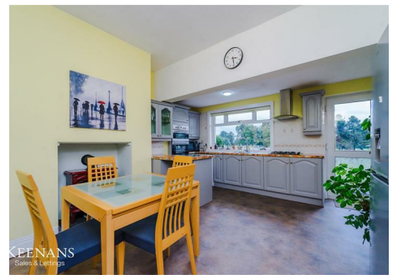
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Ground Floor

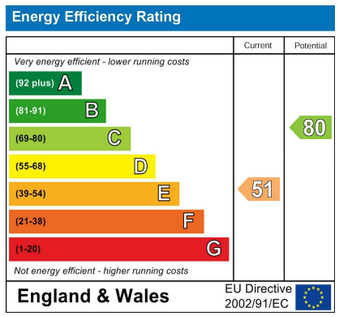












Kings Causeway, Brierfield, BB9 0EY

Offers Over £350,000

AN OUTSTANDING DETACHED TRUE BUNGALOW

Offering breath-taking views over Pendle Hill and Nelson Golf Club, spacious rooms and beautifully presented well lit rooms, this outstanding three bedroom detached true bungalow is being proudly welcomed to the market in the sought after location of Brierfield on an elevated plot. With ample off road parking, garage and not being overlooked, this property is the perfect home for any family to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Colne, Skipton and major motorway links. Situated on an impressive plot, this property has been presented and maintained to the highest standard throughout and is ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious dual aspect reception room, open plan kitchen diner, three generously sized bedrooms and two shower rooms. The reception room benefits from panoramic views over Pendle hill and the valley to the front and the ninth fairway of Nelson Golf Club. Externally there is an enclosed garden to the rear with laid to lawn, paving and stone chip areas with access on to the garage. To the front there is a laid to lawn garden with bedding and paved areas and off road parking for multiple cars with access on to the garage.

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Kings Causeway, Brierfield, BB9 OEY

Offers Over £350,000

3 2 1 E

- Impressive Detached Bungalow
- Three Bedrooms
- Two Shower Rooms
- Fitted Dining Kitchen
- Stunning Views of Nelson Golf Course to Rear
- Extensive Plot
- Ample Off Road Parking and Garage
- Tenure Freehold
- Council Tax Band D
- EPC Rating E

Ground Floor

Entrance Hall

17'11 x 11'4 (5.46m x 3.45m)

UPVC double glazed frosted front door, central heating radiator, coving, access to partially boarded loft, storage cupboard, doors to reception room, kitchen/dining area, three bedrooms and bathroom.

Reception Room

27'4 x 12'10 (8.33m x 3.91m)

UPVC double glazed bow window, central heating radiator, coving, three feature wall lights, smoke detector, television point, cast iron gas stove effect fire with stone hearth and oak mantel.

Kitchen/Dining Area

16'9 x 15'0 (5.11m x 4.57m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite effect worktops, tiled splashback, stainless steel sink and drainer with high spout mixer tap, integrated electric double oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, electric fire, lino flooring and UPVC double glazed door to rear.

Bedroom One

12'1 x 11'10 (3.68m x 3.61m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

13'9 x 7'4 (4.19m x 2.24m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

7'2 x 6'7 (2.18m x 2.01m)

UPVC double glazed window and central heating radiator.

Shower Room One

9'10 x 4'2 (3.00m x 1.27m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, direct feed shower enclosed, PVC panel elevations, tiled elevations, coving and tiled effect lino flooring.

Shower Room Two

6'5 x 4'9 (1.96m x 1.45m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, direct feed shower enclosed, tiled elevations, extractor fan and tiled effect lino flooring.

External

Rear

Laid to lawn garden with stone chippings, bedding areas, greenhouse and access to garage.

Front

Laid to lawn garden, stone chippings, bedding areas, paving, driveway and acess to garage.

Garage

25'6 x 10'11 (7.77m x 3.33m)

Three hardwood single glazed frosted windows, power, lighting, integrated storage and electric remote operated up and over garage door.



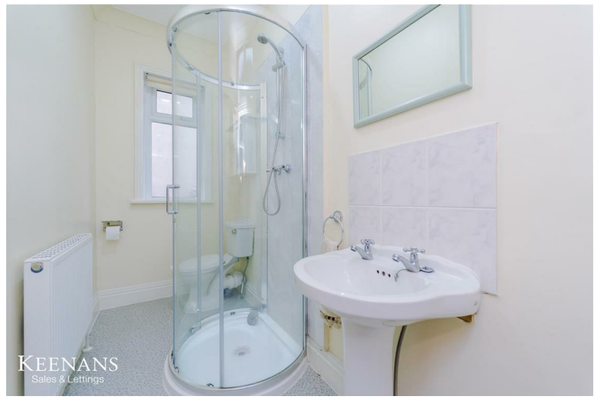














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