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BB9 0PW

Edge End Avenue, Brierfield
Offers In The Region Of £175,000

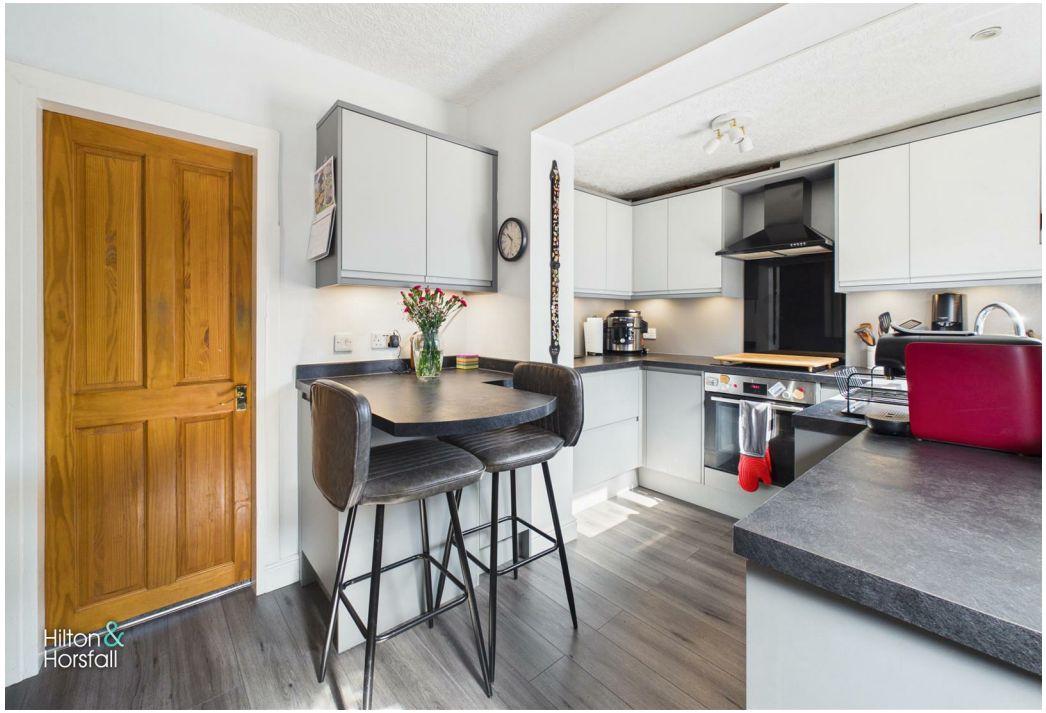
• Three bedroom semi-detached house • Spacious living room with open access to dining room • Modern breakfast kitchen with breakfast bar • Ground floor bathroom & first floor WC • Study/home office • Elevated position with views towards Pendle Hill

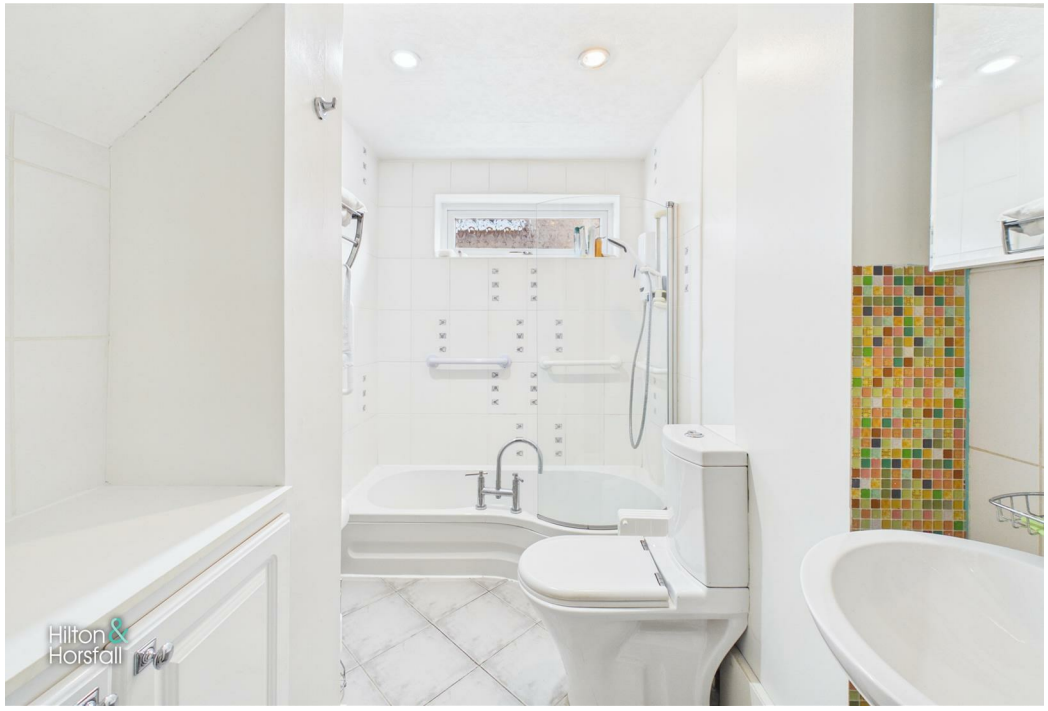
A well-presented three bedroom semi-detached home occupying an elevated position on Edge End Avenue, enjoying far-reaching views towards Pendle Hill. The property offers spacious and versatile accommodation throughout, briefly comprising a welcoming living room with open access through to the dining room, a modern breakfast kitchen with breakfast bar, a useful study and a ground floor bathroom. To the first floor are three bedrooms and a separate WC. Externally, the property benefits from gardens to both the front and rear, providing ideal space for outdoor relaxation and entertaining. Situated in a popular residential location, the property is conveniently positioned for local amenities, schools and transport links, with easy access to Burnley, Nelson and surrounding countryside.

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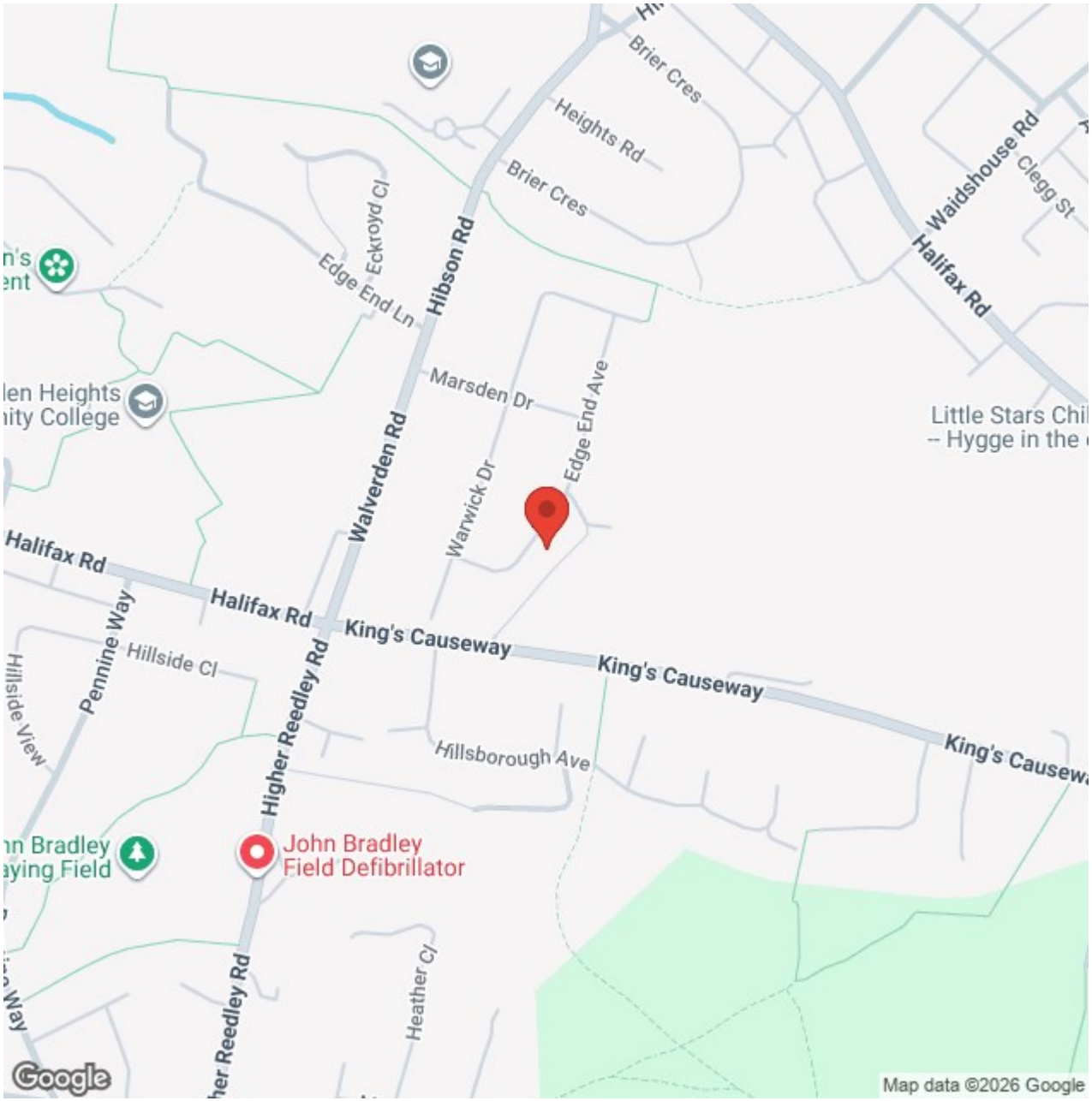
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Waidshouse Rd
Clegg St
Halifax Rd
Eckroyd Cl
Edge End Ln
Hibson Rd
Marsden Dr
Edge End Ave
Warwick Dr
Walverden Rd
Little Stars Chil
-- Hygge in the
Halifax Rd
Halifax Rd
Pennine Way
Hillside Cl
Hillside View
King's Causeway
King's Causeway
King's Causeway
Higher Reedley Rd
Hillsborough Ave
John Bradley
Field Defibrillator
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Barrowford
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Lancashire

A well-presented three bedroom semi-detached home occupying an elevated position on Edge End Avenue, enjoying far-reaching views towards Pendle Hill. The property offers spacious and versatile accommodation throughout, briefly comprising a welcoming living room with open access through to the dining room, a modern breakfast kitchen with breakfast bar, a useful study and a ground floor bathroom. To the first floor are three bedrooms and a separate WC. Externally, the property benefits from gardens to both the front and rear, providing ideal space for outdoor relaxation and entertaining. Situated in a popular residential location, the property is conveniently positioned for local amenities, schools and transport links, with easy access to Burnley, Nelson and surrounding countryside.

GROUND FLOOR

ENTRANCE PORCH 3'1" x 6'10" (0.96m x 2.10m)

ENTRANCE HALL 14'10" x 2'9" (4.53m x 0.86m)

LIVING ROOM 14'9" x 11'7" (4.51m x 3.54m)
A spacious and inviting living room, beautifully presented with a large front-facing window allowing plenty of natural light to fill the space. The room features a decorative fireplace with surround, creating a central focal point, and offers ample space for multiple sofas and furnishings. An open archway leads through to the dining room, providing a seamless flow that's ideal for both everyday living and entertaining.

DINING AREA 8'8" x 9'8" (2.66m x 2.97m)
A bright and well-proportioned dining room positioned to the rear of the property, enjoying a pleasant outlook over the garden. The space comfortably accommodates a dining table and chairs, with a large window allowing for an abundance of natural light. Open access from the living room creates a sociable layout, ideal for both family meals and entertaining, whilst fitted shelving provides useful storage and display space.

BREAKFAST KITCHEN 8'8" x 13'7" (2.66m x 4.16m)
A modern and stylish breakfast kitchen fitted with a range of sleek wall and base units, complemented by contrasting work surfaces. The space incorporates integrated appliances along with designated space for freestanding white goods, and benefits from under-unit lighting. A breakfast bar area provides a practical spot for casual dining, whilst the layout offers ample workspace and storage. The room enjoys a bright aspect and provides access out to the rear, making it both functional and well-suited to everyday living.

BATHROOM 5'8" x 8'11" (1.73m x 2.72m)
A well-appointed ground floor bathroom fitted with a three-piece suite comprising a panelled bath with shower over, low-level WC and pedestal wash basin. The space is fully tiled and benefits from recessed ceiling spotlights and a frosted window allowing for natural light whilst maintaining privacy.

FIRST FLOOR / LANDING
A bright and airy landing space with a window allowing for plenty of natural light, creating a welcoming feel. The area provides access to the bedrooms and WC, with a spindle balustrade overlooking the staircase below.

BEDROOM ONE 10'11" x 14'5" (3.33m x 4.40m)
A well-proportioned double bedroom enjoying a pleasant elevated position with far-reaching views towards Pendle. The room offers ample space for furnishings and benefits from fitted wardrobes, providing useful storage whilst maximising floor space. A large window allows for plenty of natural light, creating a bright and comfortable setting.

BEDROOM TWO 12'4" x 10'1" (3.76m x 3.09m)
A well-proportioned double bedroom positioned to the rear of the property, enjoying a pleasant outlook. The room benefits from a range of fitted wardrobes and overhead storage, providing excellent practicality. A large window allows for plenty of natural light, creating a bright and comfortable space.

BEDROOM THREE 7'7" x 7'7" (2.32m x 2.33m)
A comfortable single bedroom positioned to the rear of the property, enjoying a pleasant outlook. The room offers space for bedroom furniture and benefits from a window allowing for natural light, making it an ideal child's room, guest room or home office.

FIRST FLOOR WC 2'3" x 2'5" (0.69m x 0.75m)
Fitted with a low-level WC, providing a practical addition to the first floor.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/edge-end-ave-brierfield

LOCATION
Situated on Edge End Avenue in Brierfield, this property enjoys an elevated position with far-reaching views towards Pendle Hill. The location offers a peaceful residential setting whilst remaining conveniently close to local amenities, schools and transport links. Brierfield town centre is within easy reach, providing a range of shops and services, and there are good connections to neighbouring towns such as Burnley and Nelson. The surrounding countryside is also close by, ideal for those who enjoy walking and outdoor pursuits.

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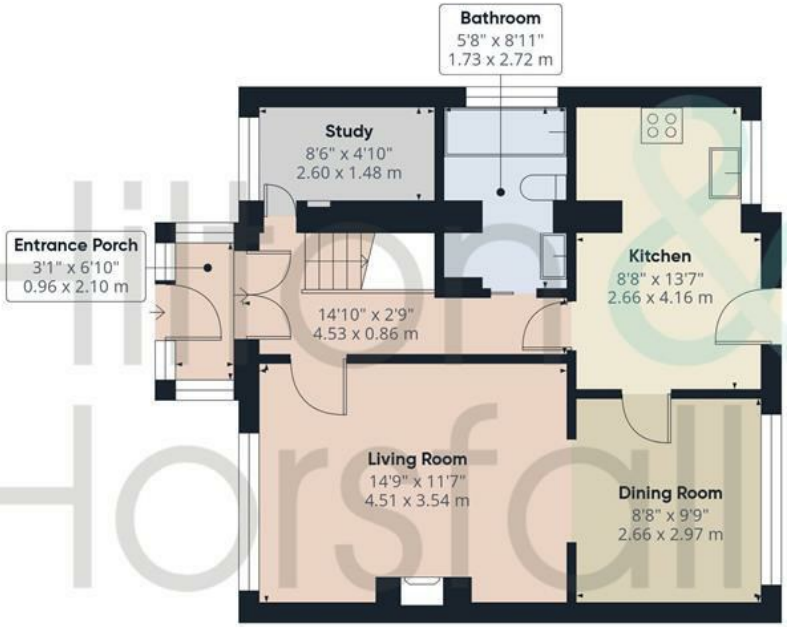

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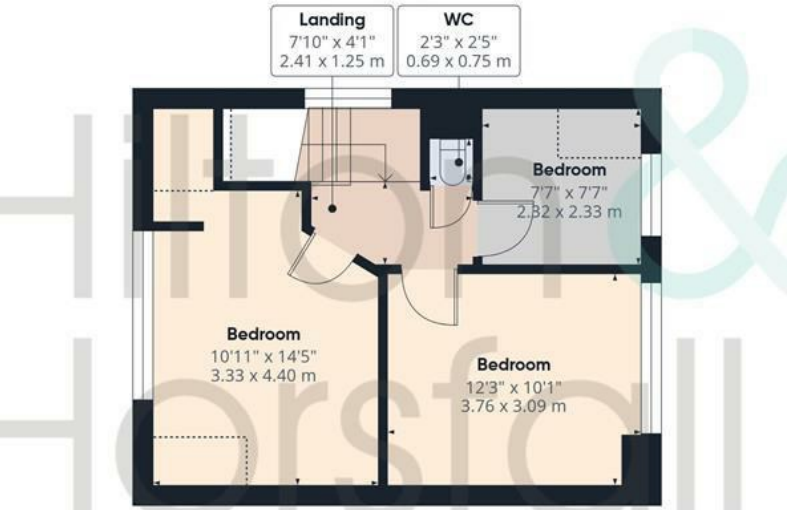
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OUTSIDE

To the front, the property benefits from a lawned garden with planted borders and a pathway leading to the entrance, enjoying an elevated position with open aspects. To the rear, there is a private enclosed garden with a paved seating area, ideal for outdoor dining and entertaining, along with a lawned section and mature planting.



Ground Floor



Floor 1



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Approximate total area(1)

927 ft²

86.2 m²

Reduced headroom

32 ft²

2.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


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