





Hilton &  
Horsfall



BB9 5DU

## Hillside View, Brierfield

### Offers In The Region Of £159,950

- Semi Detached • Two Bedrooms • Two Reception Rooms • Garage & Driveway • Rear Enclosed Garden

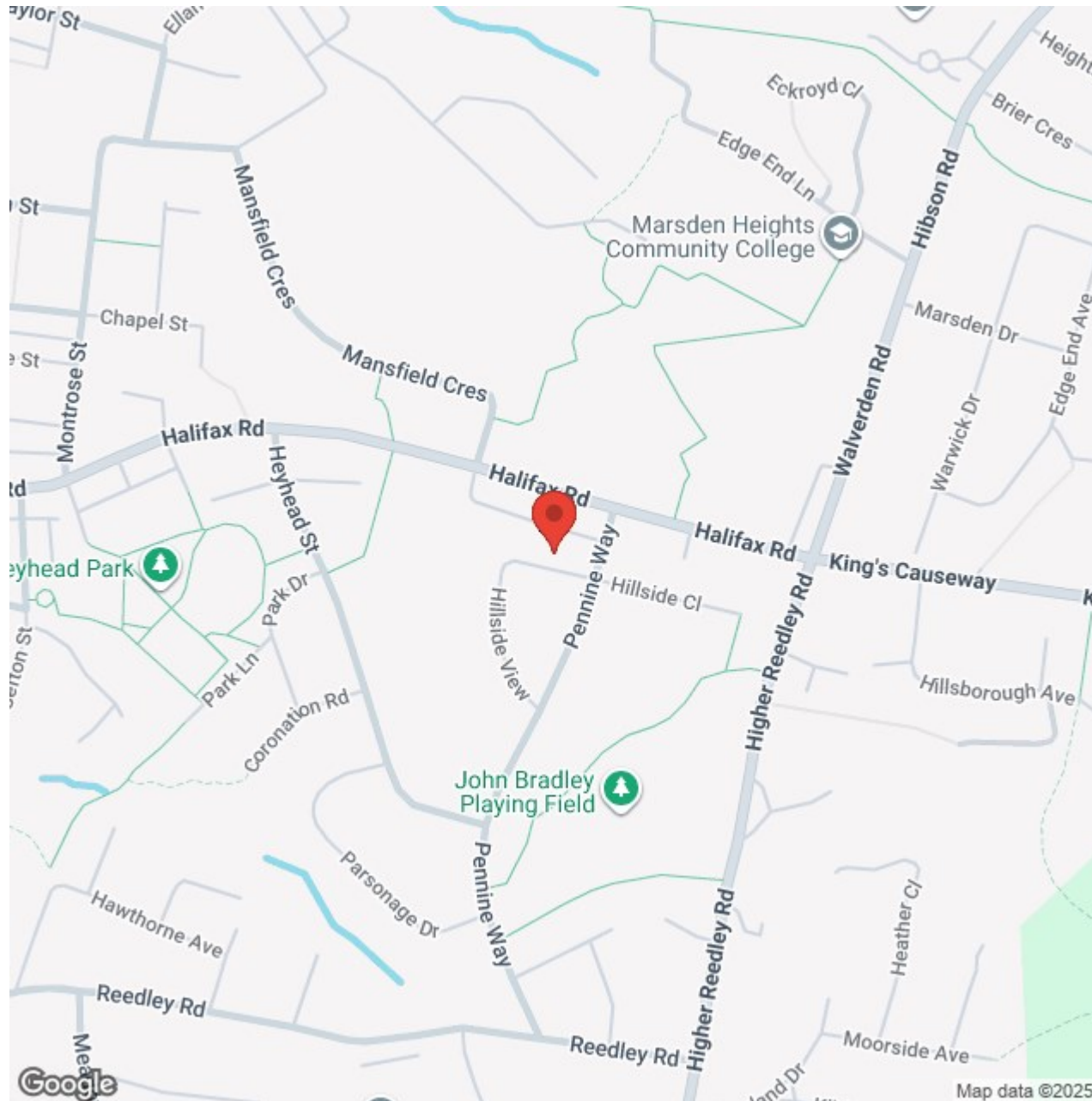
A well-proportioned two-bedroom semi-detached home located in a popular residential area, offering versatile living space both inside and out.

The ground floor comprises a bright and comfortable living room, a separate dining room ideal for entertaining, a fitted kitchen, and a useful utility room. A conservatory to the rear offers a lovely spot to relax while enjoying views of the garden and there is also a double bedroom. To the first floor is a further double bedroom and a contemporary three piece bathroom suite. The property benefits from a detached garage offering ample space for off road parking or storage.















## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### KITCHEN 8'0" x 12'6" (2.45m x 3.82m )

Offering a range of fitted wall and base units with contrasting worktops, tiled flooring, tiled splash back, integrated Bush oven / grill, Baumatic 4 ring gas hob, inset sink with chrome mixer tap, space for an under counter fridge / freezer, 1x central heating radiator, smoke detector, space for an additional freestanding fridge / freezer and uPVC double glazed windows to the front and side elevation.

#### LIVING ROOM 11'8" x 17'5" (3.58m x 5.33m )

A family sized living room with space for settees, television point, ceiling coving, feature fireplace with gas fire, exposed brick wall, 1x central heating radiator, 1x wall lights, uPVC double glazed window and door to the front elevation.

#### DINING ROOM 8'5" x 10'3" (2.58m x 3.13m )

Having space for a table and chairs, 1x central heating radiator, ceiling coving and uPVC double glazed sliding doors through to the conservatory.

#### CONSERVATORY 11'6" x 10'5" (3.52m x 3.18m )

A bright and airy conservatory having wood effect flooring, space for settees, 1x central heating radiator and uPVC double glazed windows and patio doors to the rear elevation.

### INNER HALLWAY

With a storage cupboard, smoke detector and staircase to the first floor / landing.

#### BEDROOM ONE 11'6" x 10'4" (3.52m x 3.17m )

A bedroom of double proportions with space for a wardrobe and drawers, 2x central heating radiators, and uPVC double glazed window to the rear elevation.

#### W.C / UTILITY ROOM 4'9" x 8'5" (1.45m x 2.57m )

Having fitted base units with contrasting worktops, tiled splash back, inset sink with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer, push button w.c., 1x central heating radiator, access to British Gas boiler and uPVC double glazed frosted window and door to the side elevation.

### FIRST FLOOR / LANDING

On the first floor / landing there is a storage cupboard and smoke detector.

#### BEDROOM ONE 12'5" x 14'5" (3.79m x 4.41m )

A bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator, telephone point and uPVC double glazed window to the front elevation.

### BATHROOM

A contemporary three piece bathroom suite comprising of: bathtub with gold mixer tap and shower over, pedestal sink with chrome mixer tap, low level w.c., 1x central heating radiator, storage cupboard, loft hatch and uPVC double glazed frosted window to the side elevation.

### PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make

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### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/hillside-view-brierfield/>





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## OUTSIDE

Externally, the property enjoys a well-maintained plot with a driveway leading up to the detached garage, offering off-road parking. To the front, there is a neatly laid lawn bordered by established shrubs. The rear garden features a flagged patio area with ample space for outdoor seating and dining, surrounded by mature shrubs and trees, providing a pleasant and private outdoor space to enjoy.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1121 ft<sup>2</sup>

104.1 m<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>

1.4 m<sup>2</sup>

(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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