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Walverden Road, Brierfield

Offers In The Region Of £350,000

• Large Landscaped Garden With Multiple Seating Areas • Generous Driveway Providing Parking For Multiple Vehicles • Potential To Extend, Subject To Necessary Planning Permission And Consents • Well-Appointed Dining Kitchen With Separate Utility And WC • Substantial Detached Garage With Electric Door And Alarm • Attractive Three-Bedroom Semi-Detached Family Home

Occupying a generous plot with beautifully landscaped gardens, extensive off-road parking and a substantial detached garage, this attractive three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for modern family living. Situated on Walverden Road in Brierfield, the property combines appealing traditional features with well-presented interiors and excellent outdoor space, whilst offering potential for further extension, subject to the necessary planning permission and consents. Internally, an entrance porch leads into a welcoming hallway with a useful study area beneath the staircase. To the front is a spacious sitting room featuring a bay window and attractive fireplace, whilst the generous rear living room enjoys views over the garden, with French doors opening directly onto the patio. The beautifully presented dining kitchen features shaker-style units, integrated cooking appliances, a peninsula and a bright dining area with vaulted ceiling and further French doors to the garden. A separate utility room and ground floor WC complete the ground floor accommodation. Upstairs, the first floor landing is enhanced by an attractive stained-glass window and leads to three well-proportioned bedrooms, including a spacious principal bedroom with bay window and private ensuite shower room. A contemporary four-piece family bathroom serves the remaining bedrooms. Externally, the property truly comes into its own, with a large landscaped rear garden incorporating an extensive lawn, established planting, paved patio areas, timber decking and a covered outdoor seating area, providing wonderful space for relaxing and entertaining. To the front and side, a generous driveway accommodates multiple vehicles and leads to a substantial detached garage with electrically operated door and alarm system. A superb family home with an excellent combination of internal space, outdoor amenities and future potential, early viewing is highly recommended.

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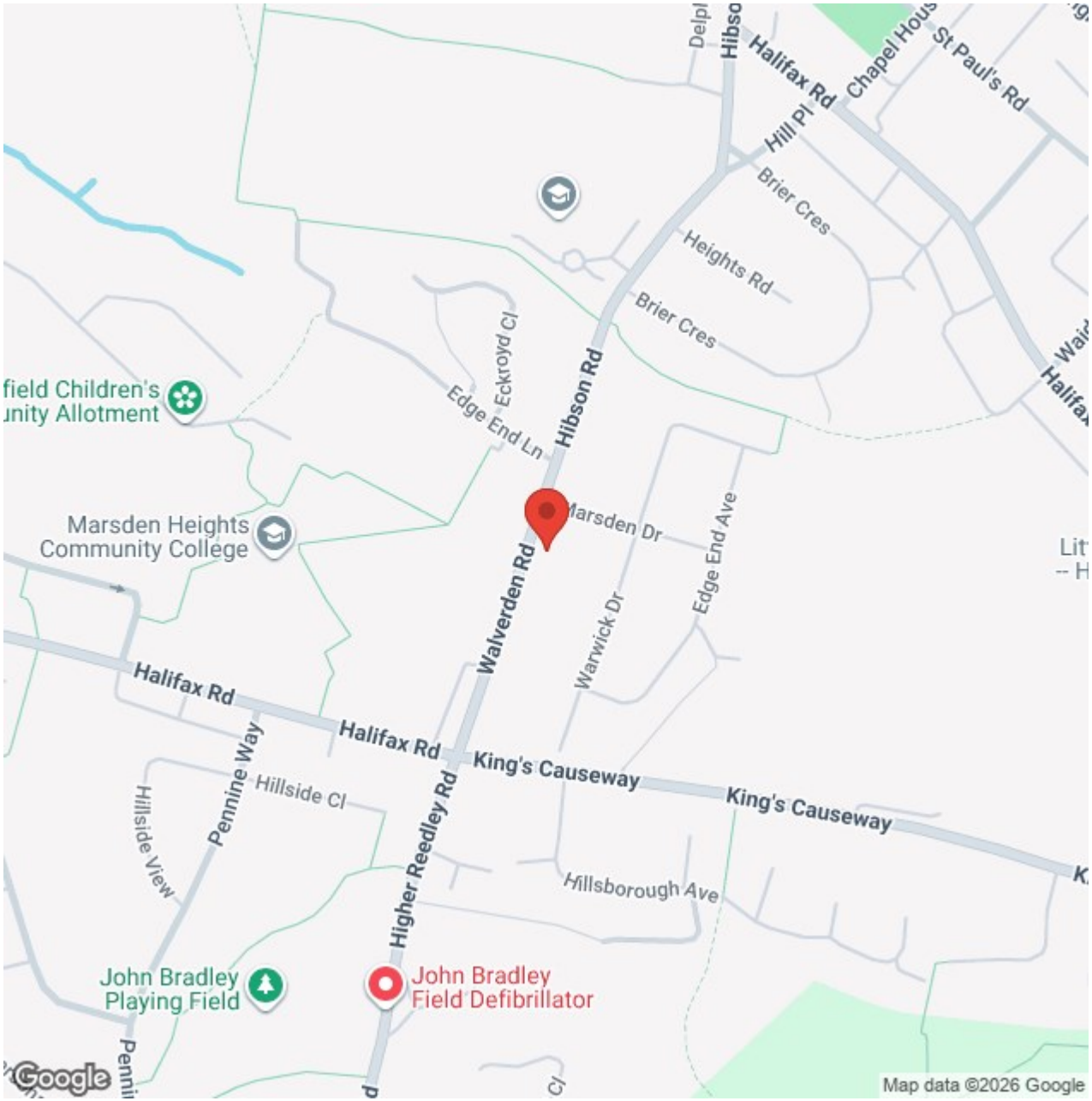
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Hibson Rd
Marsden Dr
Edge End Ave
Warwick Dr
Walverden Rd
Marsden Heights
Community College
Halifax Rd
Halifax Rd
King's Causeway
King's Causeway
Pennine Way
Hillside Cl
Hillside View
Higher Reedley Rd
Hillsborough Ave
John Bradley
Playing Field
John Bradley
Field Defibrillator
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Fence
Nelson
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Lancashire

Occupying a generous plot with beautifully landscaped gardens, extensive off-road parking and a substantial detached garage, this attractive three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for modern family living. Situated on Walverden Road in Brierfield, the property combines appealing traditional features with well-presented interiors and excellent outdoor space, whilst offering potential for further extension, subject to the necessary planning permission and consents. Internally, an entrance porch leads into a welcoming hallway with a useful study area beneath the staircase. To the front is a spacious sitting room featuring a bay window and attractive fireplace, whilst the generous rear living room enjoys views over the garden, with French doors opening directly onto the patio. The beautifully presented dining kitchen features shaker-style units, integrated cooking appliances, a peninsula and a bright dining area with vaulted ceiling and further French doors to the garden. A separate utility room and ground floor WC complete the ground floor accommodation. Upstairs, the first floor landing is enhanced by an attractive stained-glass window and leads to three well-proportioned bedrooms, including a spacious principal bedroom with bay window and private ensuite shower room. A contemporary four-piece family bathroom serves the remaining bedrooms. Externally, the property truly comes into its own, with a large landscaped rear garden incorporating an extensive lawn, established planting, paved patio areas, timber decking and a covered outdoor seating area, providing wonderful space for relaxing and entertaining. To the front and side, a generous driveway accommodates multiple vehicles and leads to a substantial detached garage with electrically operated door and alarm system. A superb family home with an excellent combination of internal space, outdoor amenities and future potential, early viewing is highly recommended.

GROUND FLOOR

ENTRANCE PORCH

HALLWAY 7'9" x 14'9" (2.37m x 4.51m)
An attractive and welcoming entrance hallway featuring wood-effect flooring, decorative ceiling cornicing and a staircase rising to the first floor with carpeted steps, contrasting dark wood handrail and white spindles. The entrance door incorporates decorative glazed panels with matching glazed side panels, allowing natural light into the space. Towards the rear of the hallway is a useful study area beneath the staircase, providing a convenient space for a desk or home working. Doors lead through to the ground floor accommodation.

SITTING ROOM 14'1" x 13'4" (4.30m x 4.07m)
A spacious and welcoming sitting room positioned to the front of the property, featuring an attractive bay window which allows plenty of natural light to fill the room. A feature fireplace with decorative surround and inset gas fire provides an appealing focal point, complemented by recessed alcoves to either side. Further features include decorative ceiling coving, a ceiling rose, picture rail, radiator beneath the bay window and fitted carpet. Offering generous space for comfortable seating, this is an inviting room ideal for relaxing with family or entertaining guests.

LIVING ROOM 13'9" x 14'9" (4.21m x 4.51m)
A spacious and beautifully presented living room positioned to the rear of the property, enjoying pleasant views over the landscaped garden. Glazed French doors with adjoining windows provide an abundance of natural light and open directly onto the paved patio, creating a lovely connection between the indoor and outdoor spaces. A feature fireplace housing a wood-burning style stove, with a timber mantel and stone hearth, forms an attractive focal point. Additional features include decorative ceiling coving, wood-effect flooring and recessed display shelving with timber panelling. Offering generous space for comfortable seating, this inviting room is ideal for everyday family living and entertaining.

DINING KITCHEN 9'2" x 19'11" (2.81m x 6.08m)
A beautifully presented dining kitchen offering a practical and sociable space for everyday family living. The kitchen is fitted with an attractive range of white shaker-style wall and base units, incorporating curved corner cupboards, complementary work surfaces and a peninsula providing additional preparation space and storage. Integrated appliances include a double oven, microwave and induction-style hob with extractor above, whilst a sink with drainer is positioned beneath a window overlooking the outside area. Recessed ceiling spotlights, under-cabinet lighting and wood-effect flooring complete the kitchen area. The adjoining dining space comfortably accommodates a family dining table and benefits from a vaulted ceiling, decorative feature wall and glazed French doors opening directly onto the rear patio and landscaped garden. Further windows provide additional natural light, creating a bright and welcoming setting for family meals and entertaining. A door leads through to the utility room.

UTILITY ROOM 7'0" x 5'9" (2.14m x 1.76m)
A useful utility room positioned off the dining kitchen, fitted with a range of cream wall and base units providing additional storage, complemented by wood-effect work surfaces and tiled splashbacks. There is space and plumbing for a washing machine, together with space for a tumble dryer beneath the worktop. A window overlooking the rear garden provides natural light, whilst a separate door gives access to the ground floor WC.

GROUND FLOOR WC 2'10" x 6'0" (0.87m x 1.83m)
A useful ground floor WC accessed from the utility room, fitted with a two-piece suite comprising a low-level WC and pedestal wash basin with tiled splashback. Additional features include a frosted glazed window providing natural light and privacy, wall-mounted radiator, extractor fan and fitted mirror.

FIRST FLOOR / LANDING
An attractive first floor landing featuring a striking arched stained-glass window with decorative coloured glazing, creating a lovely focal point and allowing natural light onto the staircase. The landing benefits from fitted carpet, decorative ceiling coving and traditional wall panelling, complemented by a contrasting dark wood handrail and white spindles. Doors provide access to the three bedrooms and family bathroom, with additional built-in storage.

BEDROOM ONE 13'10" x 11'10" (4.22m x 3.61m)
A spacious and well-presented double bedroom positioned to the front of the property, featuring an attractive bay window which allows plenty of natural light into the room. Offering generous space for a double bed and additional bedroom furniture, the room currently accommodates a range of freestanding wardrobes and drawer units. Further features include decorative ceiling coving, fitted carpet and a radiator beneath the bay window. A door provides access to the private ensuite shower room.

ENSUITE SHOWER ROOM 8'7" x 3'10" (2.64m x 1.17m)
A well-appointed ensuite shower room fitted with a three-piece suite comprising a shower enclosure with glazed sliding doors and electric shower, a low-level WC and a wash basin set within a vanity unit providing useful storage beneath. The walls are finished with white tiling and decorative trim, complemented by a timber-panelled ceiling with recessed lighting. Further features include a wall-mounted mirrored cabinet, glass shelving, towel rail and contrasting floor tiles.

BEDROOM TWO 11'3" x 9'1" (3.44m x 2.78m)
A well-proportioned double bedroom positioned to the rear of the property, enjoying pleasant views over the landscaped garden through a large window which provides plenty of natural light. The room benefits from an extensive range of fitted wardrobes with sliding doors, including mirrored panels, providing excellent storage space. Further features include a decorative feature wall, fitted carpet and a radiator beneath the window. Offering ample space for a double bed, this is a comfortable and inviting bedroom.

BEDROOM THREE 9'4" x 8'5" (2.85m x 2.58m)
A well-proportioned third bedroom positioned to the front of the property, featuring a window which allows plenty of natural light into the room. Currently arranged as a children's bedroom, the space offers flexibility for use as a nursery, guest bedroom or home office. Further features include fitted carpet, a radiator beneath the window and space for freestanding bedroom furniture.

BATHROOM 9'1" x 9'0" (2.79m x 2.75m)
A spacious and beautifully presented family bathroom fitted with a four-piece suite comprising a panelled bath with curved end and mixer tap, a separate curved glass shower enclosure with rainfall showerhead and additional handheld attachment, a pedestal wash basin and a low-level WC. The walls are finished with contemporary neutral tiling, complemented by contrasting dark floor tiles and a white panelled ceiling with recessed spotlights. Further features include a chrome heated towel rail, mirrored wall cabinet and two frosted glazed windows providing natural light and privacy.

DETACHED GARAGE 10'10" x 26'4" (3.31m x 8.05m)
A substantial detached garage positioned towards the end of the generous driveway, providing excellent space for secure vehicle parking, storage or workshop use. The garage benefits from an electrically operated door and an alarm system, offering added convenience and security. Its generous proportions make it a particularly useful addition to the property, with ample flexibility for a variety of storage and practical requirements.

LOCATION
Situated on Walverden Road in Brierfield, the property enjoys a convenient position within this established Lancashire town, located between Burnley and Nelson in the Borough of Pendle. Brierfield offers a selection of local shops, everyday amenities and community facilities, while the neighbouring towns of Nelson and Burnley provide a wider range of shopping, leisure and other services. For those travelling further afield, Brierfield railway station offers connections along the East Lancashire Line, whilst the nearby M65 motorway provides access to the wider regional road network. The surrounding Pendle countryside also offers opportunities for walking and outdoor recreation, making this a practical location for families and those seeking a balance between local amenities and access to the countryside.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/walverdenrdbrierfield

Property Particulars & Verification
These particulars are intended as a general guide to the property and do not constitute, nor form part of, any offer or contract. They have been prepared from information supplied by the vendor and from observations made during the course of marketing. Unless stated otherwise, they may be issued in draft form pending approval by the vendor. Hilton & Horsfall has not tested any services, systems, appliances, equipment or installations referred to in these particulars and gives no warranty as to their condition, safety or working order. Measurements are approximate and may have been taken electronically; they should not be relied upon for the ordering or placement of furnishings, floor coverings or for any other purpose requiring precise dimensions. Floorplans are provided for layout and identification purposes only and should not be treated as being to scale unless expressly stated. These particulars should be read together with any material information supplied for the property. Prospective purchasers should satisfy themselves, by inspection, survey, legal enquiries and such other investigations as they consider appropriate, as to any matter material to their decision, including the property's condition, tenure, boundaries, rights, restrictions, services, planning or Building Regulations approvals and specification. Items shown in photographs, floorplans or described in the particulars should not be assumed to be included in the sale unless confirmed in writing. Nothing in these particulars is intended to exclude or limit any liability that cannot lawfully be excluded or limited.

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OUTSIDE

Occupying a generous plot, the property benefits from particularly impressive outdoor space which is sure to appeal to families and those who enjoy gardening or entertaining. To the front, an extensive driveway provides ample off-road parking for multiple vehicles and continues alongside the property to a substantial detached garage, complete with electrically operated door and alarm system. The beautifully landscaped rear garden is a standout feature, incorporating a large, well-maintained lawn surrounded by established trees, mature shrubs and attractive planted borders. An extensive paved patio adjoins the rear of the house, with direct access from both the living room and dining kitchen, creating an ideal setting for outdoor dining and entertaining. Further into the garden are additional paved and decked seating areas, including a substantial covered timber seating area, offering a sheltered space to relax and enjoy the surroundings. Decorative gravel, pathways and thoughtfully arranged planting add further interest to this attractive outdoor setting. With such generous outside space, the property also offers potential for extension, subject to obtaining the necessary planning permission and other relevant consents.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

1645 ft²

152.9 m²

(1) Excluding balconies and terraces

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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