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BB9 5PX

# Clitheroe Road, Brierfield
# Offers In The Region Of £230,000

• Three bedroom semi-detached home • Spacious living room • Open-plan dining kitchen • Principal bedroom with en-suite • Enclosed rear garden • Two off-road parking spaces • Available with no onward chain

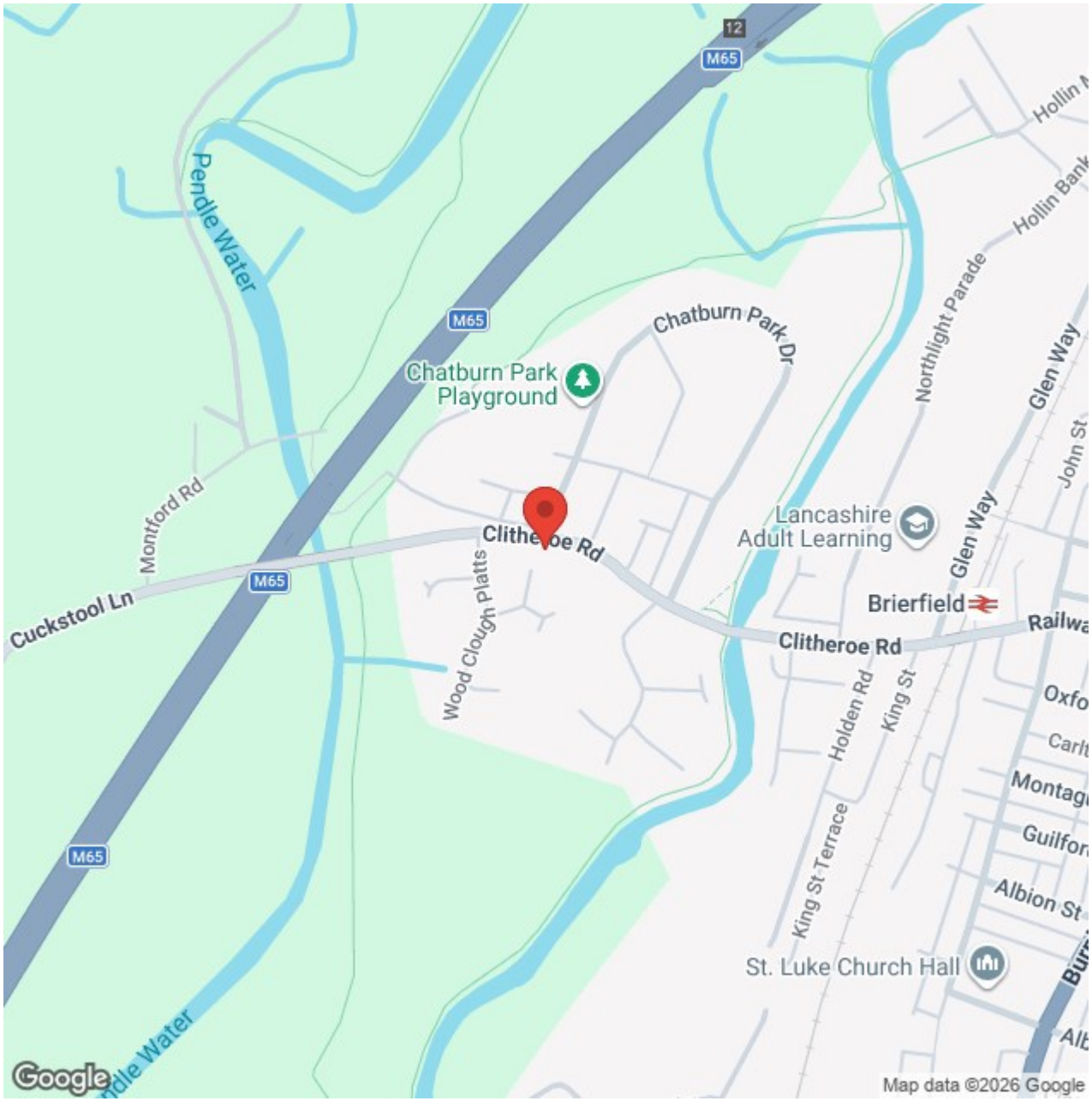
An attractive and well-presented three-bedroom semi-detached home, offering spacious and versatile accommodation ideally suited to couples, families and first-time buyers. Available with no onward chain. The property is entered via a welcoming hallway, with a generous living room positioned to the front and a superb open-plan dining kitchen to the rear, providing an excellent space for everyday living and entertaining. The ground floor also benefits from a useful WC. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room, together with a modern family bathroom. Externally, the property enjoys an enclosed rear garden with lawn and patio areas, along with two off-road parking spaces positioned behind the house. Conveniently located for local amenities, schools and transport links, with Clitheroe Road continuing through towards Fence and the nearby bypass providing easy access to Nelson, Burnley and the M65 motorway network.


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M65
Pendle Water
Chatburn Park Playground
Chatburn Park Dr
Northlight Parade
Glen Way
Hollin Bank
Montford Rd
Clitheroe Rd
Lancashire Adult Learning
Cuckstool Ln
Wood Clough Platts
Brierfield
Railway
Holden Rd
King St
King St Terrace
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Newchurch-in-Pendle
Barrowford
WHEATLEY LANE
Fence
Nelson
LITTLE MARSDEN
Brierfield
M65
Queen Street Mill Museum
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# Lancashire

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## GROUND FLOOR

### HALLWAY
A welcoming entrance hallway, finished with attractive herringbone-style flooring and providing access to the principal ground floor rooms. A staircase rises to the first floor, while neutral décor creates a bright and contemporary first impression.

### LIVING ROOM 15'8" x 12'6" (4.78m x 3.83m)
A spacious and beautifully presented living room, enjoying plenty of natural light from a large window to the front elevation. The room offers generous proportions with ample space for a range of lounge furniture, complemented by neutral décor and fitted carpet.

### DINING KITCHEN 11'6" x 17'6" (3.53m x 5.35m)
A superb open-plan dining kitchen, offering an excellent space for both everyday living and entertaining. Fitted with a range of contemporary wall and base units with complementary work surfaces, incorporating an inset sink, integrated oven, gas hob and extractor hood, with additional appliance space. A peninsula-style breakfast bar provides useful seating and additional preparation space, while the generous dining area offers ample room for a table and further furniture. Finished with tiled flooring, inset ceiling spotlights and French doors opening directly onto the rear patio and garden.

### GROUND FLOOR WC 3'1" x 5'6" (0.95m x 1.70m)
A useful ground floor WC, fitted with a two-piece suite comprising a low-level WC and wash hand basin. Finished with tiled flooring, a radiator and contrasting feature décor.

## FIRST FLOOR / LANDING

### BEDROOM ONE 15'7" mx 11'6" (4.77m mx 3.53m)
A generously proportioned principal bedroom positioned to the front of the property, with a large window allowing plenty of natural light. There is ample space for a range of bedroom furniture, with neutral décor and fitted carpet, together with direct access to the en-suite shower room.

### ENSUITE 6'2" x 5'6" (1.90m x 1.68m)
A well-appointed en-suite shower room, fitted with a three-piece suite comprising a corner shower enclosure, pedestal wash hand basin and low-level WC. Finished with tiled splashbacks, contemporary décor and a heated towel rail.

### BEDROOM TWO 13'3" x 9'6" (4.04m x 2.92m)
A well-proportioned second bedroom positioned to the rear of the property, offering ample space for a double bed and additional bedroom furniture. A rear-facing window provides plenty of natural light, with fitted carpet and neutral décor completing the room.

### BEDROOM THREE 11'9" x 7'6" (3.59m x 2.29m)
A well-proportioned third bedroom positioned to the rear of the property, with a window providing plenty of natural light and pleasant views towards surrounding greenery. The room offers useful space for a bed and additional furniture, with neutral décor and fitted carpet.

### BATHROOM 8'1" x 5'5" (2.47m x 1.67m)
A stylish family bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC. Finished with contemporary tiling to the walls and floor, together with a frosted window providing natural light.

### LOCATION
Situated on Clitheroe Road in Brierfield, the property occupies a convenient position with excellent access to surrounding towns and villages. Clitheroe Road continues through towards Fence, while the nearby Brierfield bypass provides particularly easy access towards Nelson, Burnley and the wider M65 motorway network. A range of local amenities, schools and transport links are close by, with further shopping, leisure and everyday facilities available in Nelson and Burnley. The position makes the property especially convenient for commuters, while also providing straightforward access towards the Ribble Valley and surrounding countryside.

### 360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/clitheroe-rd-brierfield


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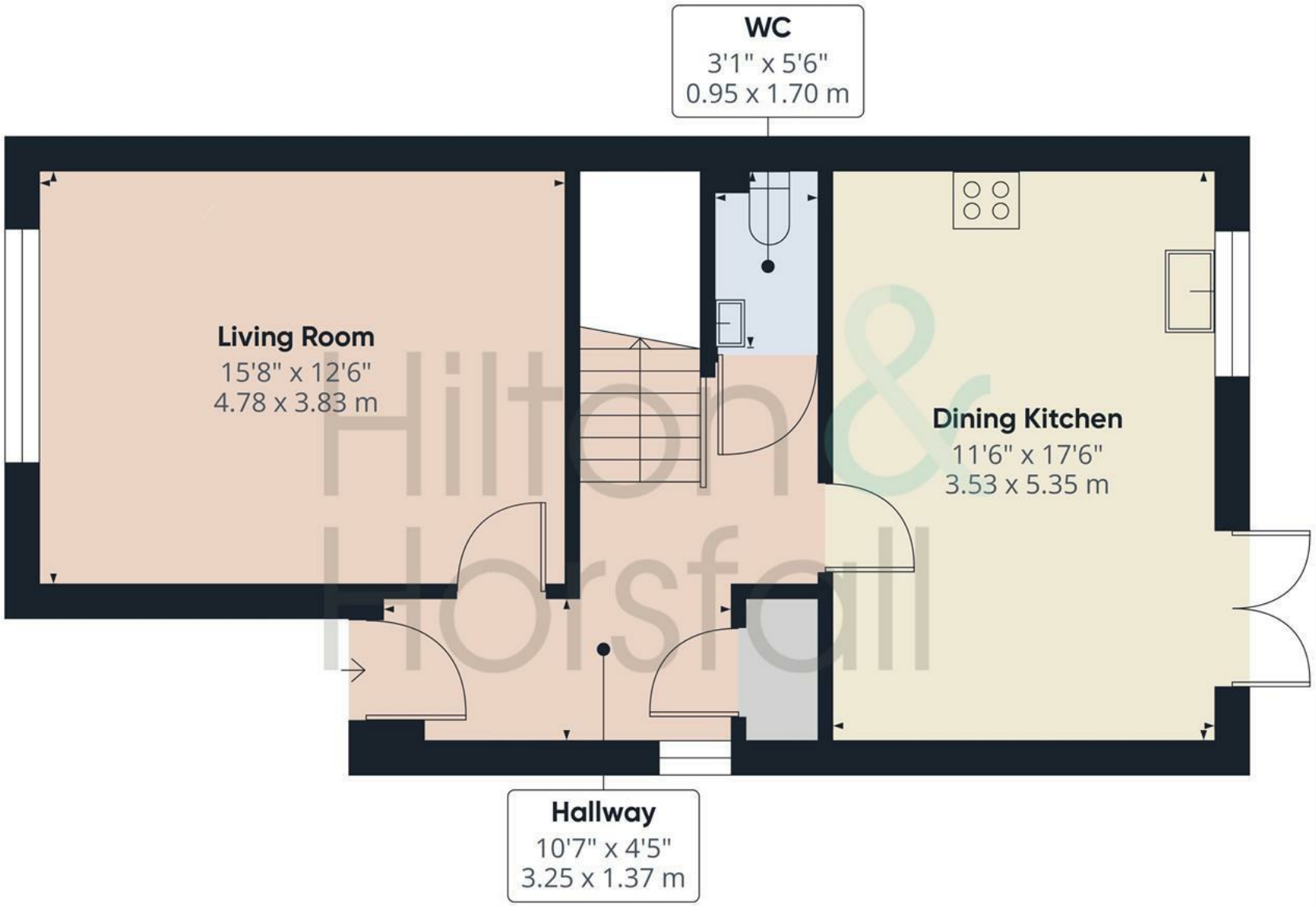

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## OUTSIDE

Externally, the property enjoys an attractive frontage with a low-maintenance forecourt enclosed by stone walling and wrought iron railings. To the rear is a generous enclosed garden, mainly laid to lawn with paved patio areas providing ample space for outdoor seating and entertaining. The garden is bordered by timber fencing and also benefits from gated access. Beyond the rear garden are two off-road parking spaces, providing valuable private parking.




Ground Floor

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**Approximate total area**(1)

551 ft²

51.2 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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