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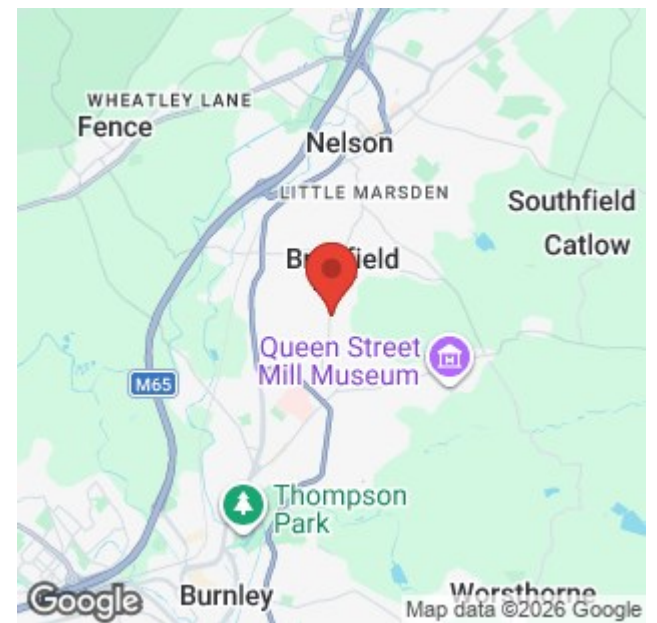
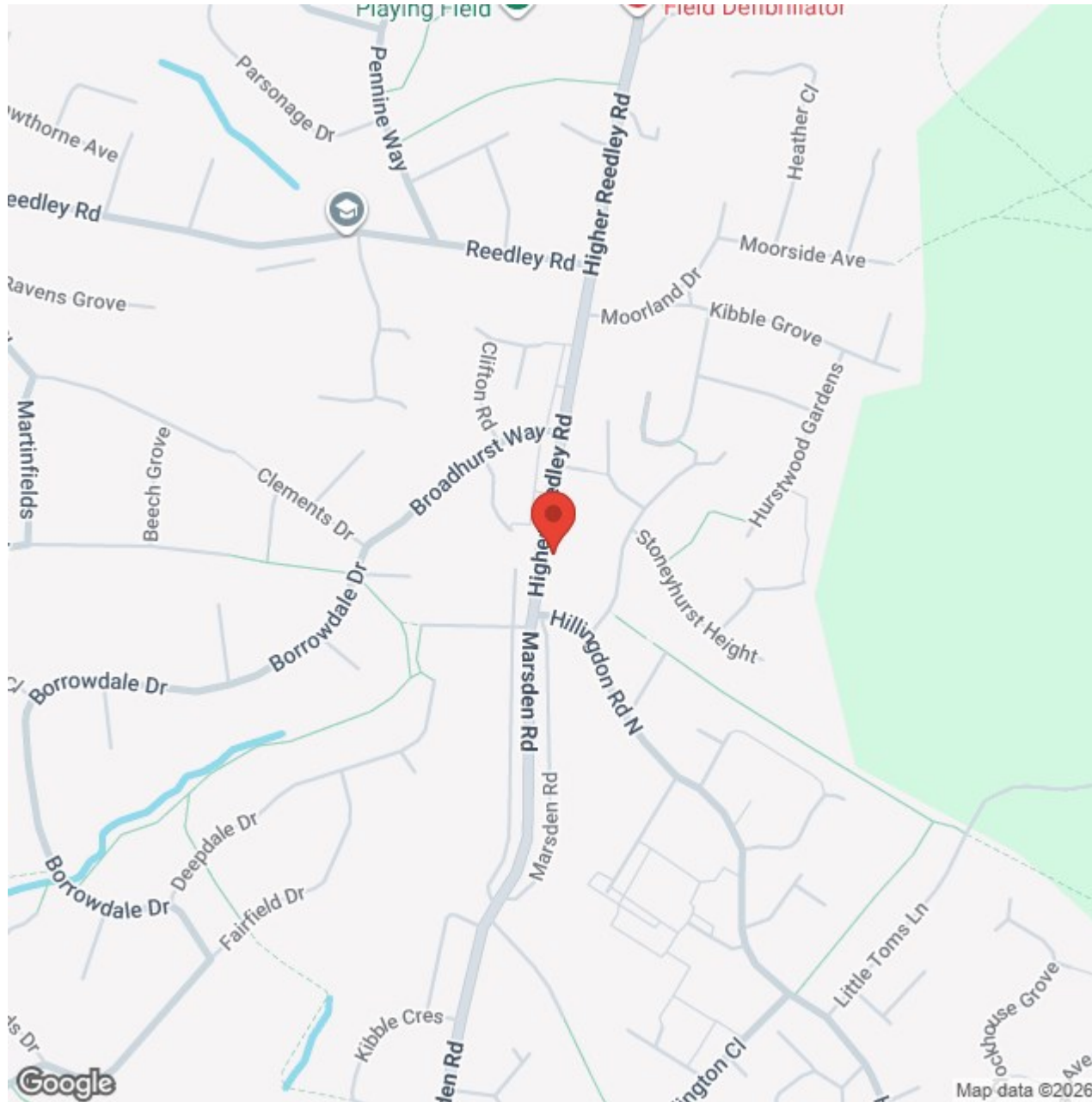
Higher Reedley Road, Brierfield

Offers In The Region Of £115,000

- Enclosed Rear Yard & Separate Paved Sun Terrace
- Convenient for Local Amenities, Bus Routes & Burnley Hospital
- Spacious Living Room with Exposed Beams & Feature Fireplace
- Principal Bedroom with Fitted Wardrobes & Pleasant Views
- Charming Two-Bedroom Stone-Fronted Cottage

A charming and beautifully presented two-bedroom stone-fronted cottage, offering an attractive combination of traditional character and modern finishes, situated in a convenient residential position on Higher Reedley Road in Brierfield. Arranged over two floors, this delightful home provides well-appointed accommodation that would be ideally suited to first-time buyers, downsizers or those seeking a characterful property with manageable outdoor space. The accommodation begins with a welcoming entrance hallway leading into a spacious living room, where exposed timber ceiling beams and an attractive brick fireplace with timber mantel and stone hearth create a wonderful cottage feel. Windows to both the front and rear allow plenty of natural light into this inviting reception room, which also benefits from neutral décor and wood-effect flooring. An inner hallway provides useful understairs storage and leads through to a bright, contemporary fitted kitchen, featuring white cabinetry, wood-effect work surfaces, integrated cooking appliances and direct access to the rear yard. To the first floor are two well-presented bedrooms, with the generous principal bedroom enjoying exposed ceiling beams, fitted wardrobes and pleasant elevated views towards the surrounding countryside. The second bedroom offers flexibility for use as a guest room, nursery or home office, whilst a stylish modern shower room completes the accommodation. Externally, the property benefits from an enclosed rear yard together with a separate paved sun terrace, providing a lovely additional outdoor space with established planting and room for seating. Conveniently positioned within walking distance of a local bus route and convenience shop, the property also offers straightforward access towards Burnley town centre and Burnley General Teaching Hospital. An appealing cottage combining character, comfort and everyday practicality.







Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

A welcoming entrance hallway accessed through a white glazed front door, featuring light neutral décor, attractive dark tiled flooring and a radiator. The hallway provides access to the living room and staircase leading to the first floor.

LIVING ROOM 17'10" x 10'5" (5.44m x 3.20m)

A spacious and welcoming living room full of cottage character, featuring exposed timber ceiling beams and an attractive brick fireplace with timber mantel and stone hearth creating a charming focal point. The room is beautifully presented with light neutral décor, wood-effect flooring and wall-mounted lighting, whilst windows to both the front and rear allow plenty of natural light to fill the space. Additional features include useful recessed shelving, traditional wall panelling and radiators. Offering generous proportions and ample space for a range of lounge furniture, this is a comfortable and inviting room ideal for both relaxing and entertaining.

INNER HALL

A useful inner hallway providing access between the living room and kitchen, with a staircase leading to the first floor. The hallway also benefits from a practical understairs storage cupboard, providing additional space for household essentials.

KITCHEN 12'7" x 6'6" (3.84m x 1.99m)

A bright and well-presented kitchen fitted with a range of contemporary white wall and base units, complemented by wood-effect work surfaces and matching flooring. The kitchen incorporates a stainless steel sink with mixer tap,

an electric hob with extractor hood above and a built-in oven, together with space and plumbing for laundry appliances and a freestanding fridge freezer. A large window provides natural light, whilst recessed ceiling spotlights and neutral décor create a fresh, modern finish. A glazed external door provides direct access to the rear yard, making this a practical and attractive space for everyday use.

FIRST FLOOR / LANDING

A first floor landing accessed via the staircase from the ground floor, providing access to both bedrooms and the house bathroom.

BEDROOM ONE 8'6" x 14'3" (2.60m x 4.36m)

A spacious and well-presented double bedroom positioned to the front of the property, featuring an attractive exposed timber ceiling beam which adds to the cottage's character. The room benefits from two windows providing plenty of natural light and pleasant elevated views across the surrounding area and countryside beyond. Finished with light neutral décor and fitted carpet, the bedroom offers ample space for a double bed and additional furnishings, whilst a range of fitted wardrobes provides excellent built-in storage.

BEDROOM TWO 9'1" x 8'9" (2.78m x 2.67m)

A well-presented second bedroom positioned to the rear of the property, featuring an exposed timber ceiling beam and an attractive brick-effect feature wall adding character to the space. The room is finished with light neutral décor and wood-effect flooring, whilst a rear-facing window provides natural light. Offering flexibility for use as a single bedroom, nursery or home office, the room also benefits from a small built-in cupboard housing the combi boiler.

BATHROOM 4'3" x 7'5" (1.31m x 2.28m)

A stylish and well-presented shower room fitted with a contemporary three-piece suite comprising a glazed shower enclosure, low-level WC and wash hand basin set within a white vanity unit providing useful storage. The room features attractive light-coloured wall tiling, complementary gold-coloured fittings and a matching heated towel rail. Additional features include a wall-mounted mirror, recessed ceiling spotlights, extractor fan and a frosted window providing natural light and privacy.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/higherreedleyroadbrierfield>

LOCATION

Situated on Higher Reedley Road in Brierfield, this attractive cottage enjoys a convenient residential setting with access to everyday amenities and surrounding towns. A local convenience shop and bus routes are within walking distance, providing useful connections for shopping, work and daily travel. The property is well positioned for access into Burnley town centre, with its selection of shops, supermarkets, restaurants and other facilities, whilst Burnley General Teaching Hospital is also conveniently accessible. The surrounding area benefits from established public transport connections through Brierfield and Reedley, with services linking neighbouring towns including Nelson and Burnley. Offering a practical balance of local convenience and accessibility, the location is well suited to those seeking a characterful home within easy reach of the wider East Lancashire area.

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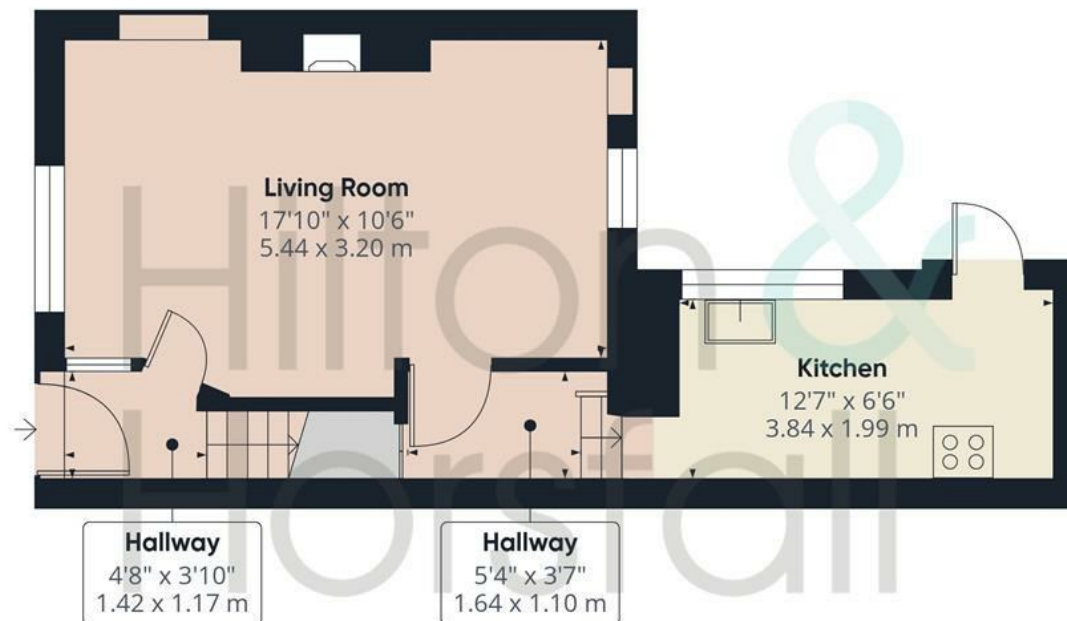
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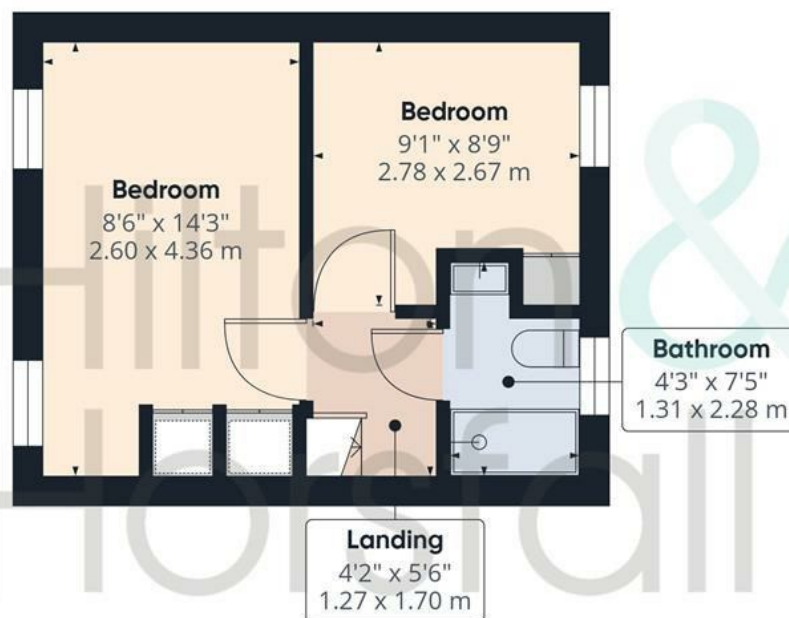


OUTSIDE

Externally, this charming stone-fronted cottage enjoys an attractive traditional appearance, with contrasting window surrounds and a planted frontage adding to its character. To the rear is an enclosed paved yard, providing practical outdoor space together with an external outbuilding offering useful additional storage. A particular highlight is the separate paved sun terrace, which provides an inviting space for outdoor seating and relaxation. Bordered by established planting and timber fencing, the terrace offers an appealing setting for enjoying warmer weather, outdoor dining or simply unwinding. These two distinct outdoor areas provide a welcome combination of everyday practicality and space for relaxation, complementing the cottage's character and manageable proportions.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

563 ft²

52.3 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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