



Hilton &
Horsfall

BB9 5DU

Hillside View, Brierfield

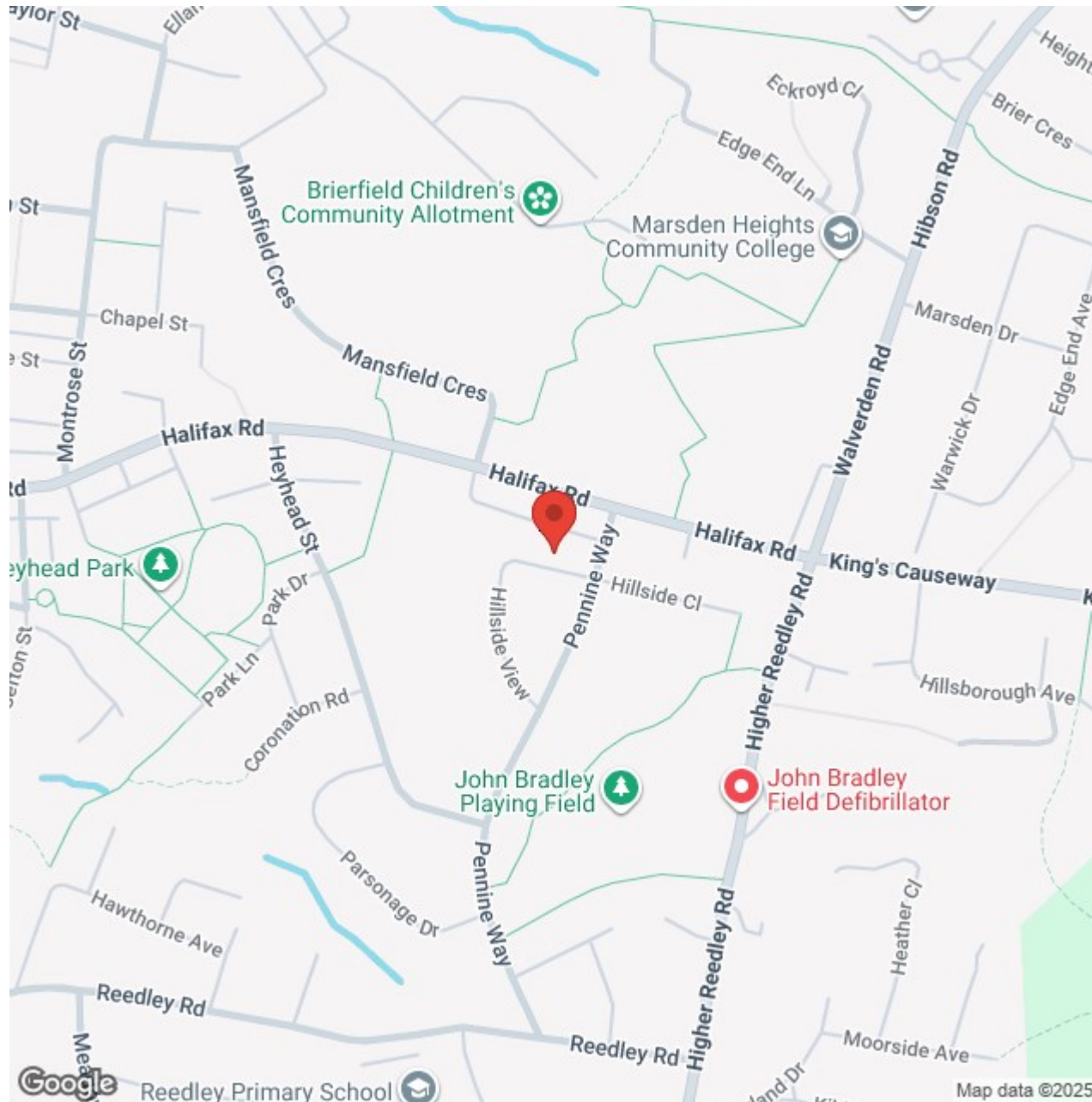
Offers In The Region Of £159,950

- 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

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.

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

any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

360 DEGREE VIRTUAL TOUR

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



Hilton &
Horsfall



BB9 5DU

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⁽¹⁾

1121 ft²

104.1 m²

Reduced headroom

15 ft²

1.4 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.



Hilton &
Horsfall

Hilton &
Horsfall



Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)