



# 7 Moorside Avenue

Brierfield

Offers in the Region of: £219,950



**Pendle Hill**  
Properties



7 Moorside Avenue, Brierfield  
**£219,950 Offers in the  
Region of**

A three-bedroom detached property close to local amenities and major transport links briefly comprises an open plan kitchen dining room, lounge, utility room, bathroom, three double bedrooms, shower room, rear garden, driveway, and garage.



## LOUNGE

A spacious lounge with a large, double-glazed bay window overlooking the front of the property briefly comprises a central electric fireplace, carpeted flooring, radiator, and ceiling light point.

## KITCHEN

A fully fitted kitchen with a range of base and wall mounted units with complimentary laminate worktops briefly comprises a five-ring gas hob with overhead extractor, tiled splashback, oven, granite sink with spray mixer tap, space for a fridge/freezer, laminate flooring, ceiling spotlights, double-glazed window, and upvc door to the utility room. The utility room briefly comprises surrounding double-glazed windows, space for a washing machine, and dryer, and a door to the rear.

## DINING ROOM

Located to the rear of the property the recently modernised dining room briefly comprises a large, double-glazed window to the rear, laminate flooring, ceiling light point, radiator, and providing access to the first floor.

## BATHROOM

A family bathroom located on the ground floor briefly comprises the bath with a shower attachment, storage basin sink, low-level WC, tiled flooring, tiled walls, towel warmer, frosted windows, and ceiling light point.

## BEDROOM ONE

A spacious double bedroom located on the first floor, with a double-glazed window overlooking the front of the property briefly comprises multiple integrated sliding mirror wardrobes, carpeted flooring, ceiling light point, and radiator.

## BEDROOM TWO

Another double bedroom located on the first floor with a double-glazed window overlooking the rear briefly comprises integrated sliding mirror wardrobes, carpeted flooring, radiator, and ceiling light point.

## SHOWER ROOM

Located on the first floor boasting a walk-in shower cubicle, low-level wc, pedestal sink, towel warmer, vinyl flooring, frosted window, and ceiling light point.

## BEDROOM THREE

The third bedroom briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the front.

## EXTERNAL

To the rear is a spacious fenced in garden boasting a lawn space, decking area, patio, surrounding mature shrubs, and providing access to the detached garage. The front of the property has vehicle driveway parking and laid lawn garden.

## ADDITIONAL INFORMATION

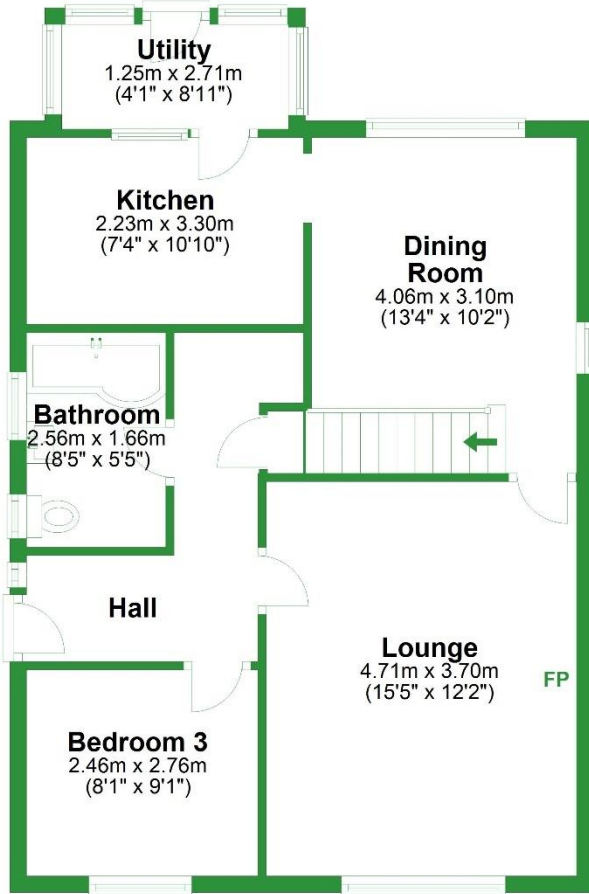
Tenure = Freehold & Council Tax Band = D

Located close Pendle Way & the Marsden Heights walking route.



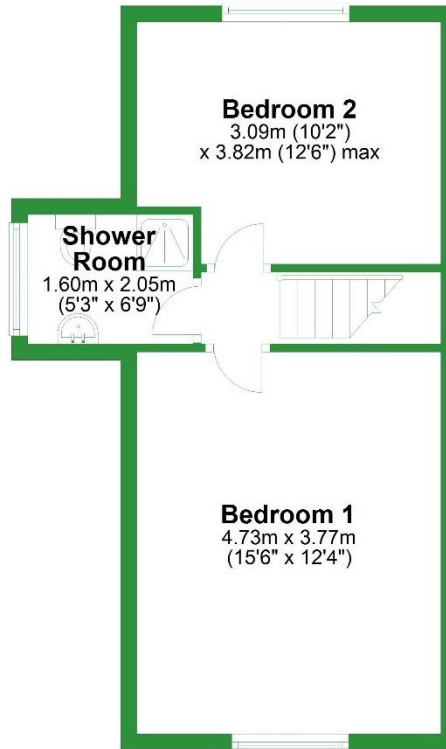
## Ground Floor

Approx. 61.5 sq. metres (662.2 sq. feet)



## First Floor

Approx. 32.6 sq. metres (351.2 sq. feet)



Total area: approx. 94.1 sq. metres (1013.4 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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