



# 46 Stirling Court

Briercliffe

Offers in the Region of: £410,000



**Pendle Hill**  
Properties



46 Stirling Court, Briercliffe  
**£410,000 Offers in the  
Region of**

An impressive five-bedroom detached property with stunning views to the rear briefly comprises a lounge, kitchen, snooker room, gym, utility, master bedroom with ensuite, four further bedrooms, bathroom, garage with an office space, driveway, and rear garden.



### LOUNGE

A spacious lounge boasting upvc patio doors to the rear balcony with stunning aspect views to the rear briefly comprises carpeted flooring, ceiling light points, radiators, and a large, double-glazed window to the front.

### KITCHEN/BREAKFAST ROOM

A fully fitted kitchen with a range of base and wall mounted units with complimentary marble worktops briefly comprises a five-ring gas hob with overhead extractor, oven, grill, microwave, dishwasher, stainless steel sink with mixer tap, space for a double fridge/freezer, laminate wood flooring, ceiling spotlights, radiator, and a double-glazed window.

### SNOOKER ROOM & GYM/SHOWER ROOM

A unique snooker room with hanging ceiling pendants comprises laminate wood flooring, fitted furniture, radiator, and upvc patio doors to the rear. Located through the snooker room the previously used sauna room with potential to be a home gym briefly comprises a large sliding upvc door to the rear, ceiling spotlights, and a walk-in tiled shower.

### UTILITY ROOM

Located on the lower ground floor briefly comprising a range of base and wall mounted units, stainless steel sink with mixer tap, space for a washing machine/dryer, tiled flooring, ceiling light point, double-glazed window, and upvc door to the rear.

### MASTER BEDROOM WITH ENSUITE

A spacious double bedroom located on the ground floor briefly comprises upvc sliding doors to the balcony with views to the rear, integrated wardrobes, carpeted flooring, radiator, ceiling light point, and a window to the side. En-suite briefly comprises a freestanding bathtub, walk-in shower cubicle, low-level wc, storage basin sink, tiled flooring with under-floor heating, ceiling spotlights, towel warmer, and frosted window.

### BEDROOM TWO

A double bedroom on the first floor briefly comprises laminate flooring, radiator, ceiling light points, eaves storage, and a double-glazed window to the side.

### BATHROOM

A family bathroom comprises a freestanding bath, shower cubicle, low-level wc, pedestal sink, towel warmer, laminate flooring, ceiling spotlights, and double-glazed window to the rear.

### BEDROOM THREE

Another double bedroom on the first floor briefly comprises vinyl flooring, integrated storage, radiator, ceiling light point, and window to the side.

### BEDROOM FOUR

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

### BEDROOM FIVE

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

### EXTERNAL

The front of the property boasts an impressive multi-vehicle driveway with access to the double garage.

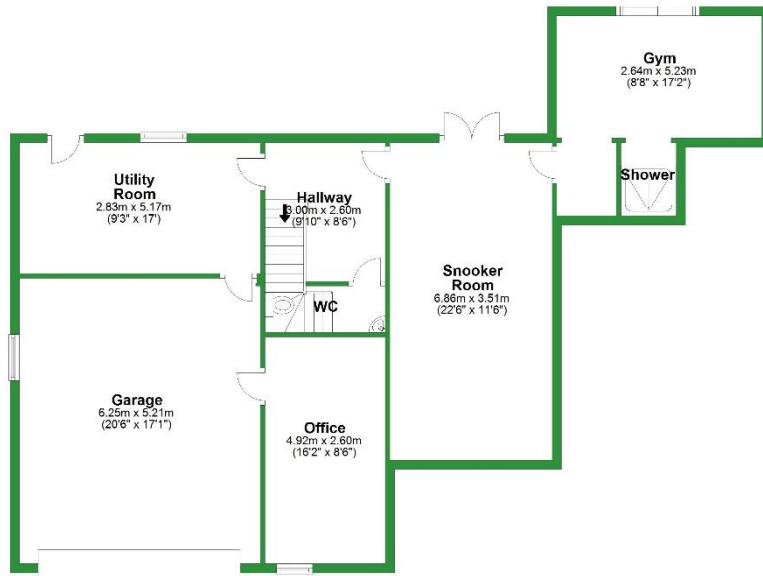
The rear of the property boasts multiple balconies, a patio area, lawn space, pond, and landscape views to the rear.

### ADDITIONAL INFORMATION

Tenure = Freehold & Council Tax Band = F



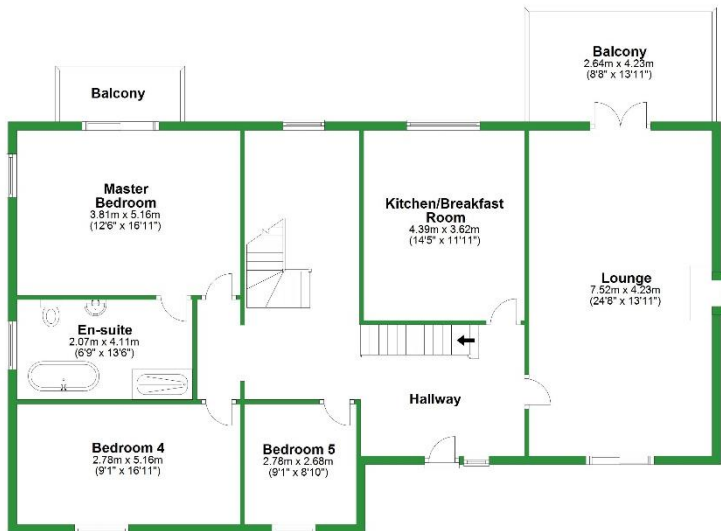
**Lower Ground Floor**  
Approx. 112.9 sq. metres (1215.1 sq. feet)



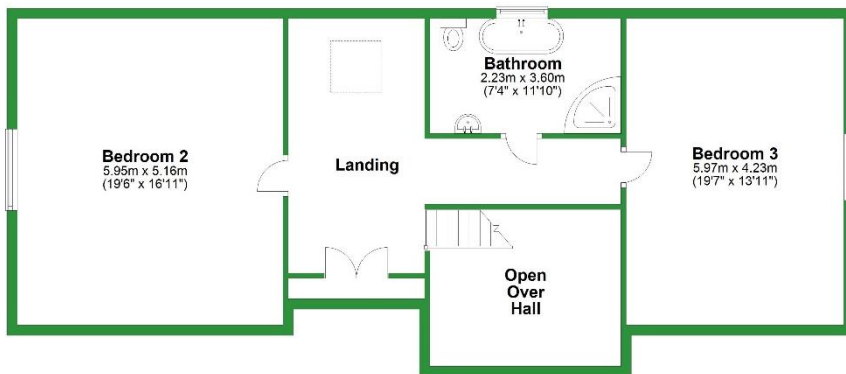
Total area: approx. 341.6 sq. metres (3676.9 sq. feet)

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

**Ground Floor**  
Approx. 131.8 sq. metres (1419.0 sq. feet)



**First Floor**  
Approx. 96.9 sq. metres (1042.7 sq. feet)



**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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