



4 Sparrable Row

Briercliffe

Offers in the Region of: £229,950



Pendle Hill
Properties



4 Sparrable Row, Briercliffe
£229,950 Offers in the
Region of

A stunning two-bedroom cottage with surrounding landscape views briefly comprises a lounge, kitchen/breakfast room, two double bedrooms, bathroom, and rear garden.



LOUNGE

A spacious open lounge boasting a feature central fireplace with wooden mantel briefly comprises tiled flooring, ceiling light point, exposed wooden beams, double-glazed window with window seat, radiators, and provides access to the kitchen and the first floor.

KITCHEN / BREAKFAST ROOM

A fully fitted kitchen with a range of base and wall mounted units with complimentary quartz worktops briefly comprises a five-ring gas hob with overhead extractor, oven, microwave, granite composite sink with drainers, and mixer tap, tiled splashback, space for a double fridge/freezer, dishwasher, and washing machine/dryer, central island with breakfast bar and overhead hanging light pendant, laminate flooring, radiator, double-glazed windows, and upvc patio doors to the rear.

BEDROOM ONE

A spacious double bedroom located on the first floor with two double-glazed windows overlooking the rear of the property with stunning landscape views briefly comprises wooden flooring, fitted wardrobes, integrated storage, radiator, and ceiling light point.

BEDROOM TWO

Another double bedroom located on the first floor with a double-glazed window overlooking the front with open aspect views briefly comprises carpeted flooring, radiator, and ceiling light point.

BATHROOM

A family bathroom briefly comprising a bath with overhead rainfall shower attachment, low-level wc, pedestal sink, laminate flooring, double-glazed window, and ceiling light point.

EXTERNAL

To the rear is a private lawn filled garden boasting a block paved patio with overhead pergola, elevated decking area, mature shrub borders, and stunning landscape views to the rear.

ADDITIONAL INFORMATION

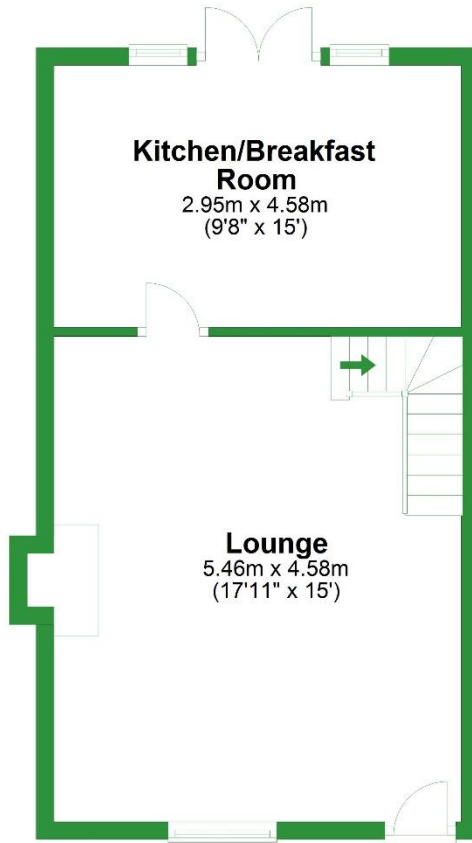
Tenure = Freehold

Council Tax Band = B



Ground Floor

Approx. 39.0 sq. metres (419.5 sq. feet)

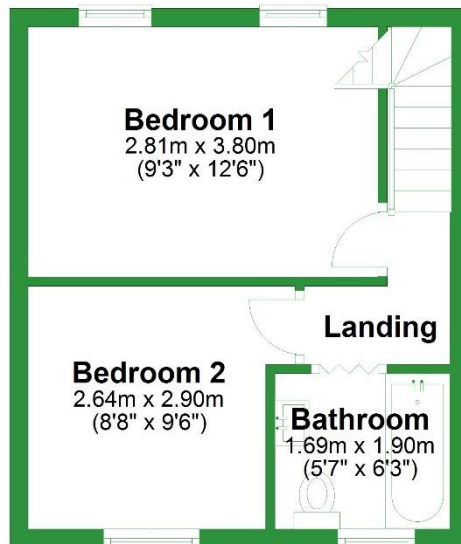


Total area: approx. 64.0 sq. metres (688.7 sq. feet)

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

First Floor

Approx. 25.0 sq. metres (269.2 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 have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



**Pendle Hill
Properties**

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