1 Stoneyhurst Height
Brierfield

Offers in the Region of: £299,950

Pendle Hill Properties

1 Stoneyhurst Height, Brierfield

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A perfect family home, in Brierfield, briefly comprises a lounge, dining room, kitchen, utility room, WC, master bedroom with en-suite, three further bedrooms, family bathroom, rear garden and a driveway with garage to the front.

LOUNGE
A spacious lounge briefly comprises an electric fire with mantle, carpeted flooring, wall mounted and ceiling light points, radiator, and a double-glazed window to front.

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, stainless steel sink with drainers and mixer tap, integrated fridge-freezer, oven, NEFF coffee machine, dishwasher, tiled flooring, ceiling light point, and a large double-glazed window to the rear.

UTILITY ROOM / WC
The utility room briefly comprises wall and floor mounted units with laminate worktops, space for a washing machine and dishwasher, stainless steel sink with mixer tap, tiled flooring, ceiling light point, radiator, double-glazed window to rear and a upvc door to the side.

The downstairs WC briefly comprises a low-level WC, storage basin sink, towel warmer, ceiling light point, and a frosted window to the side.

DINING ROOM
Located to the rear of the property the dining room briefly comprises carpeted flooring, ceiling light point, radiator, and double-glazed sliding doors into the garden.

FAMILY ROOM
To the rear of the property is a large, spacious second lounge boasting a large, double-glazed window, laminate flooring, ceiling spotlights, and UPVC doors that open onto the rear garden.

MASTER BEDROOM WITH EN-SUITE
Located on the first floor, the master bedroom boasts carpeted flooring, ceiling light point, radiator, fitted wardrobes and a double-glazed window to the rear.
The en suite briefly comprises tiled flooring, a walk-in shower with overhead rainfall attachment, low level WC, storage basin sink, towel warmer, ceiling light point, and a frosted window to the rear.

BEDROOM TWO
A spacious double bedroom briefly comprises wood flooring, fitted wardrobes, ceiling light point, radiator, and a large, double-glazed window to the front of the property.

BATHROOM
The bathroom briefly comprises tiled flooring, bath with overhead shower attachment, storage basin sink, low level WC, towel warmer, ceiling light point and a frosted window to the rear.

BEDROOM THREE
Located on the first floor, the third bedroom boasts laminate wood flooring, a radiator, Ceiling spotlights and a double-glazed window to the front.

BEDROOM FOUR
The fourth bedroom, currently utilised as an office briefly comprises wood flooring, radiator, ceiling light point and a double-glazed window to the front.

EXTERNAL
To the rear of the property is a patio area across two levels, a pond and a decking area at the top of the garden. There is also a summer house.
To the front of the property is a garage and driveway boasting mature shrubs.
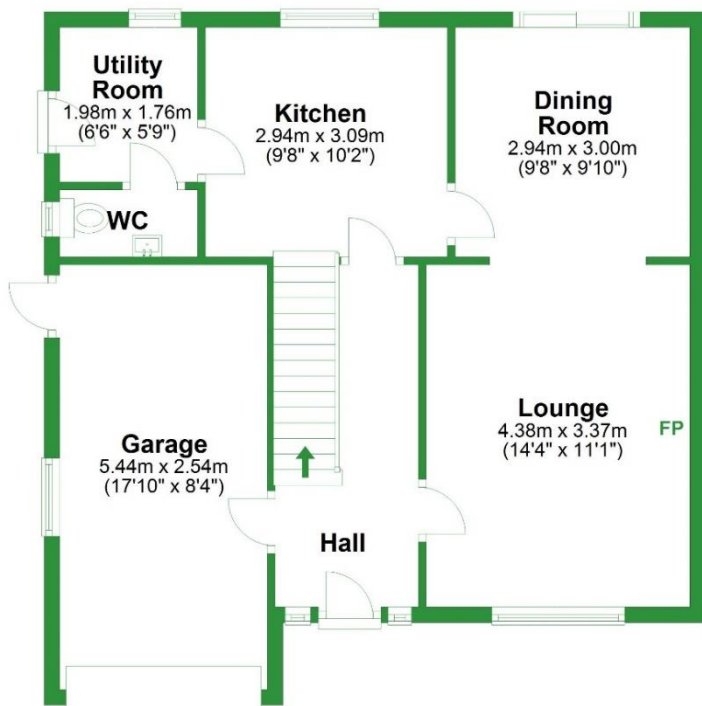
ADDITIONAL INFORMATION
Tenure = Freehold
Council Tax Band = D
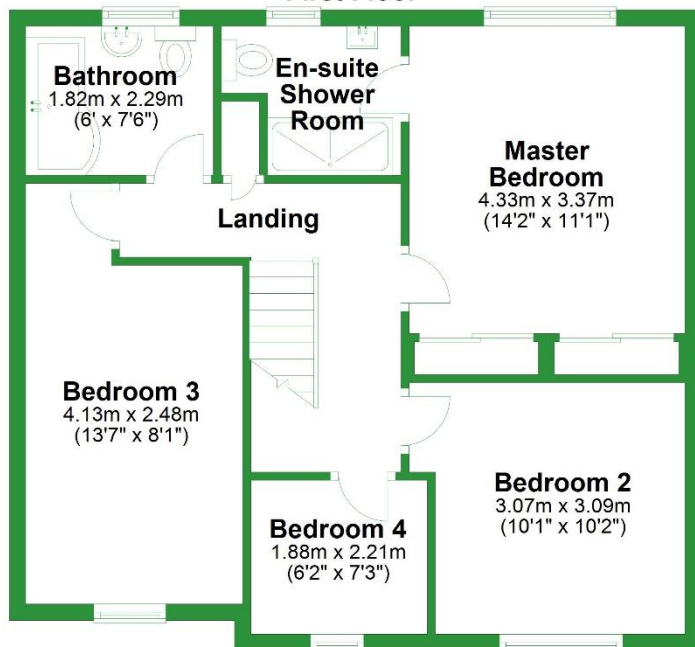
Ground Floor
Approx. 62.5 sq. metres (673.1 sq. feet)

Utility Room
1.98m x 1.76m
(6'6" x 5'9")

Kitchen
2.94m x 3.09m
(9'8" x 10'2")

Dining Room
2.94m x 3.00m
(9'8" x 9'10")

WC

Garage
5.44m x 2.54m
(17'10" x 8'4")

Lounge
4.38m x 3.37m
(14'4" x 11'1") FP

Hall

Total area: approx. 121.4 sq. metres (1306.9 sq. feet)

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

Approx. 58.9 sq. metres (633.8 sq. feet)
First Floor

Bathroom
1.82m x 2.29m
(6' x 7'6")

En-suite Shower Room

Master Bedroom
4.33m x 3.37m
(14'2" x 11'1")

Landing

Bedroom 3
4.13m x 2.48m
(13'7" x 8'1")

Bedroom 2
3.07m x 3.09m
(10'1" x 10'2")

Bedroom 4
1.88m x 2.21m
(6'2" x 7'3")

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