



*83 Talbot Drive
Briercliffe*

Offers in the Region of: £215,000

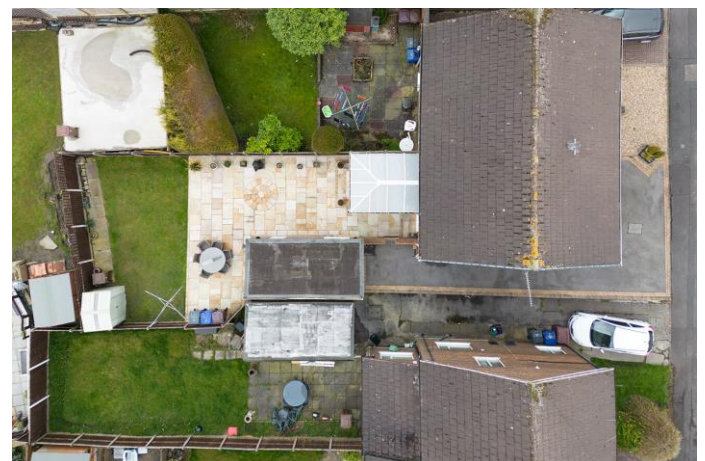


**Pendle Hill
Properties**



83 Talbot Drive, Briercliffe
*£215,000 Offers in the
Region of*

A perfect family home, in Briercliffe, briefly comprises a lounge, dining room, kitchen, conservatory, three bedrooms, family bathroom, rear garden, garage, and a driveway to the front.



LOUNGE

A spacious lounge briefly comprises a gas fire with mantle, laminate wood flooring, wall-mounted and ceiling light points, a radiator, and a double-glazed bay window to the front.

KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops briefly comprises a four-ring gas hob with overhead extractor, stainless steel sink with drainers and mixer tap, integrated fridge-freezer, oven, tiled flooring, ceiling light point, uPVC door to the rear and a large double-glazed window to the side.

DINING ROOM

The dining room briefly comprises laminate wood flooring, wall-mounted and a ceiling light point, radiator, and double-glazed sliding doors into the conservatory.

CONSERVATORY

To the rear of the property is a spacious conservatory boasting double-glazed windows throughout, double-glazed doors to the rear, laminate wood flooring, ceiling light point, and a radiator.

MASTER BEDROOM

Located on the first floor, the master bedroom boasts carpeted flooring, a ceiling light point, a radiator, and a double-glazed window to the front.

BEDROOM TWO

A spacious double bedroom briefly comprises carpeted flooring, a ceiling light point, a radiator, and a large, double-glazed window to the rear of the property.

BATHROOM

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

BEDROOM THREE

The third bedroom boasts carpeted flooring, a radiator, a Ceiling light point, and a double-glazed window to the front.

EXTERNAL

To the rear of the property is a patio area with a grass area at the bottom and a garage. To the front is a driveway.

ADDITIONAL INFORMATION

Tenure = Freehold

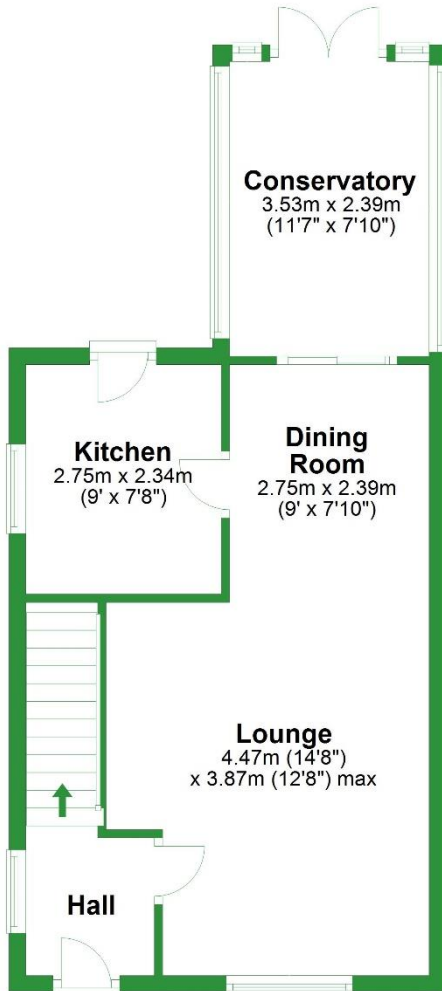
Council Tax Band = C





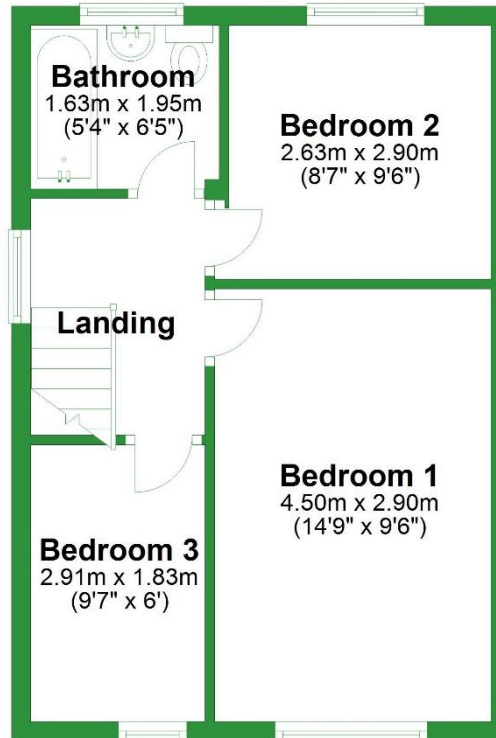
Ground Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



Total area: approx. 79.2 sq. metres (853.0 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 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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