

38 BRIGG FIELD  
CLAYTON-LE-MOORS  
BB5 5TD

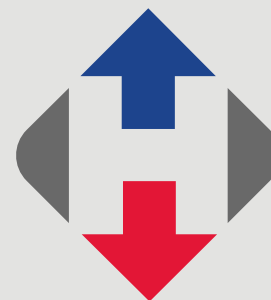
£174,950



- Charming semi-detached home
- 3 bedrooms, modern shower room
- Open-plan living/dining area
- UPVC conservatory
- Fitted kitchen, utility room
- Elevated rear garden, driveway & garage
- Gas CH & UPVC double glazing
- 92 m2 (989 sq ft) approx.

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**Situated at the end of a quiet cul-de-sac with a rear garden elevated over the surrounding area, this semi-detached home offers bright and airy living accommodation throughout with a large open-plan living/dining area which also opens onto a UPVC conservatory. The property enjoys a fitted kitchen and a large utility room. On the first floor are three bedrooms (two double, one single) and a modern 3-piece shower room.**



**The property benefits from a driveway providing off-road parking for two cars and a storage garage.**

**LOCATION:** From the centre of Whalley proceed along Accrington Road and turn right at the lights at the top of the road. Follow the road along before heading right at the next set of lights and following this road past the outskirts of Great Harwood. Drop down the hill through the next set of traffic lights and past the Hyndburn Bridge public house on the right hand side. Head up the hill and take the next right onto Tarn Avenue and then first left onto Brigg Field. Number 38 can be found in the corner at the end of the road.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE HALL:** With a UPVC external door, laminate wood effect flooring, staircase to the first floor landing and telephone point.

**DINING ROOM:** 2.5m x 3.4m (8'0" x 11'3"); with telephone point, UPVC patio doors to conservatory and open to:

**LIVING ROOM:** 2.9m x 4.3m (9'8" x 14'2"); with an electric stove effect fire in surround and television point.

**UPVC CONSERVATORY:** 3.2m x 2.3m (10'6" x 7'7"); with UPVC external sliding doors, laminate wood effect flooring and 2 wall light points.

**FITTED KITCHEN:** 2.1m x 2.3m (6'10" x 7'7"); with a range of fitted base and matching wall storage cupboards, gas cooker point, single drainer stainless steel sink unit and tiled splashback.

**UTILITY ROOM:** 3.0m x 2.7m (9'9" x 8'10"); with base and wall level storage cupboards and complementary work surfaces, plumbed and drained for an automatic washing machine, space for a tumble dryer, wall-mounted Baxi combination central heating boiler, tiled flooring, space for a fridge-freezer, integral door to garage and UPVC external door to the rear of the property.

**GARAGE/STOREROOM:** With up-and-over door, power, light, gas and electric meters.







**FIRST FLOOR:**

**LANDING:** With built-in storage cupboard.

**BEDROOM ONE:** 4.1m x 2.4m (13'6" x 7'10"); with television point.

**BEDROOM TWO:** 3.4m x 2.1m (11'1" x 6'9"); with attic access point.

**BEDROOM THREE:** 2.1m x 2.0m (7'0" x 6'7").

**SHOWER ROOM:** With a modern 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a walk-in shower enclosure with plumbed shower, majority tiled walls.

**OUTSIDE:** To the front of the property is a driveway providing off-road parking for two cars. The front garden is low maintenance with pebbled areas and shrubs. A pathway leads around the side of the garage to a good-sized elevated majority low maintenance rear garden with Indian stone flagged and decked patio areas with flowerbeds, shrubs and views over the surrounding area.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.



**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND C.**

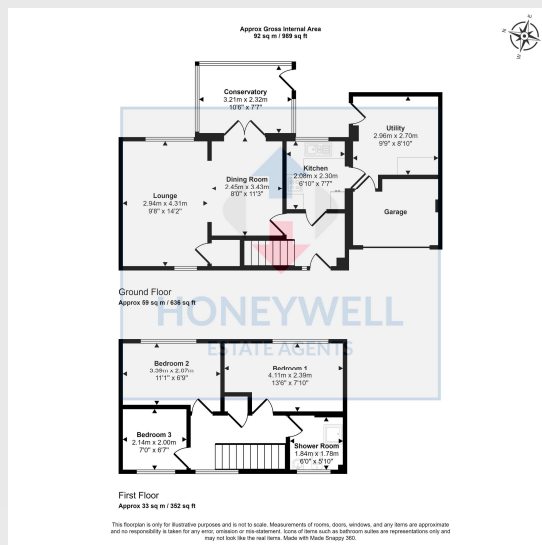
**EPC:** The energy efficiency rating for this property is D.

**VIEWING:** By appointment with our office.

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MJ/CJ/120424

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