

17 Sykefield, Brierfield, Nelson, BB9 5NB  
Offers over £179,950  
Council Tax Band: B





Tucked away at the end of a peaceful cul-de-sac, Sykefield is a superb three-bedroom semi-detached home, This ideal first-time buyer's home features a spacious driveway accommodating 3–4 vehicles and boasts excellent transport links, with easy access to the bypass connecting Burnley, Padiham, and the motorway network.

Upon entering, you are welcomed by a hallway with a convenient downstairs WC and hand-wash basin. Opposite, the modern kitchen is fitted with matching cream wall, base, and drawer units, complete with integrated appliances including an electric oven, hob, fridge/freezer, and plumbing for a washing machine.

The generous living room flows seamlessly into a stylish rear extension, perfect as an additional sitting room or family area. Double patio doors open onto a low-maintenance garden, featuring decking and astro turf. You have a hot tub set under the gazebo with entertainment wired in for those fun gatherings and parties.

Upstairs, you'll find three well-proportioned bedrooms, with the main bedroom offering ample space for fitted wardrobes. The family bathroom is beautifully appointed with a modern three-piece suite comprising a low-level WC, vanity hand wash basin, and a P-shaped bath with overhead shower and glass screen.





# Farrar & Forbes

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC