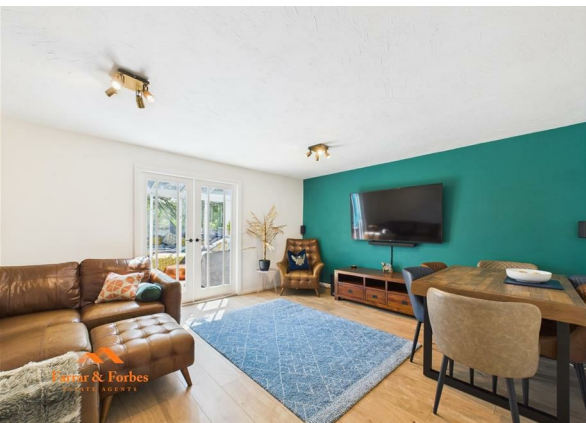


17 Sykefield, Brierfield, Nelson, BB9 5NB
Offers over £179,950
Council Tax Band: B

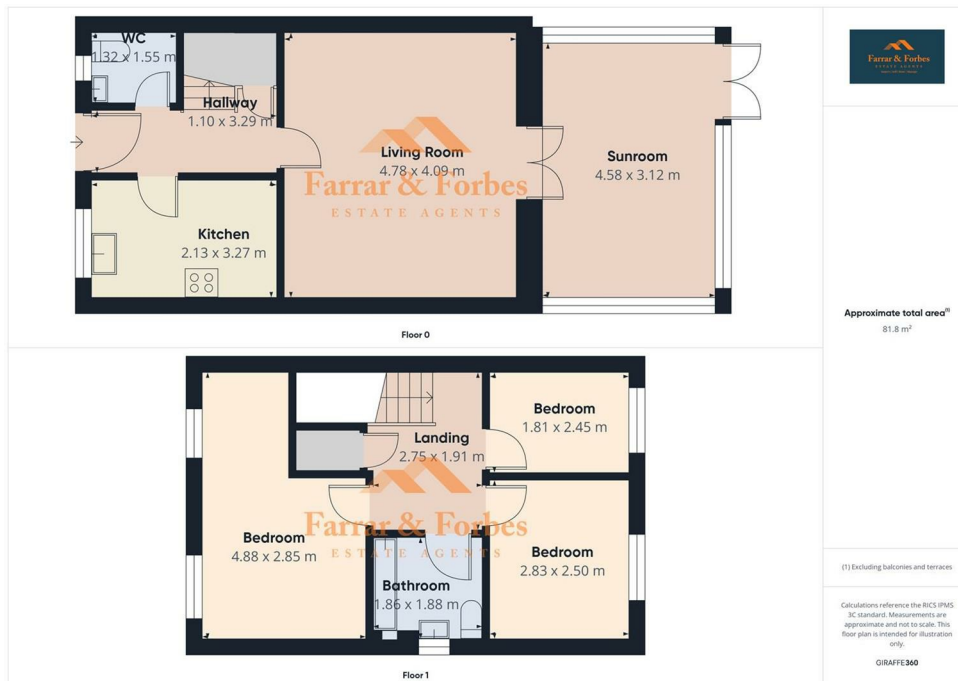


Tucked away at the end of a peaceful cul-de-sac, Sykefield is a superb three-bedroom semi-detached home, This ideal first-time buyer's home features a spacious driveway accommodating 3–4 vehicles and boasts excellent transport links, with easy access to the bypass connecting Burnley, Padiham, and the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



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