

Because life is

PettyTM Real

96 Halifax Road
Brierfield
BB9 5BQ



For Sale

- End Cottage
- Offered for sale with no onward chain
- Ideal for first-time buyers, investors, or downsizers
- Characterful entrance hallway with exposed stone walls
- Spacious dual-aspect lounge with plenty of natural light
- Fitted kitchen with traditional cottage charm

Price £70,000

- Useful adjoining utility room
- Ground floor three-piece bathroom
- Generous main bedroom with built-in storage
- Driveway providing off-road parking and an enclosed rear yard



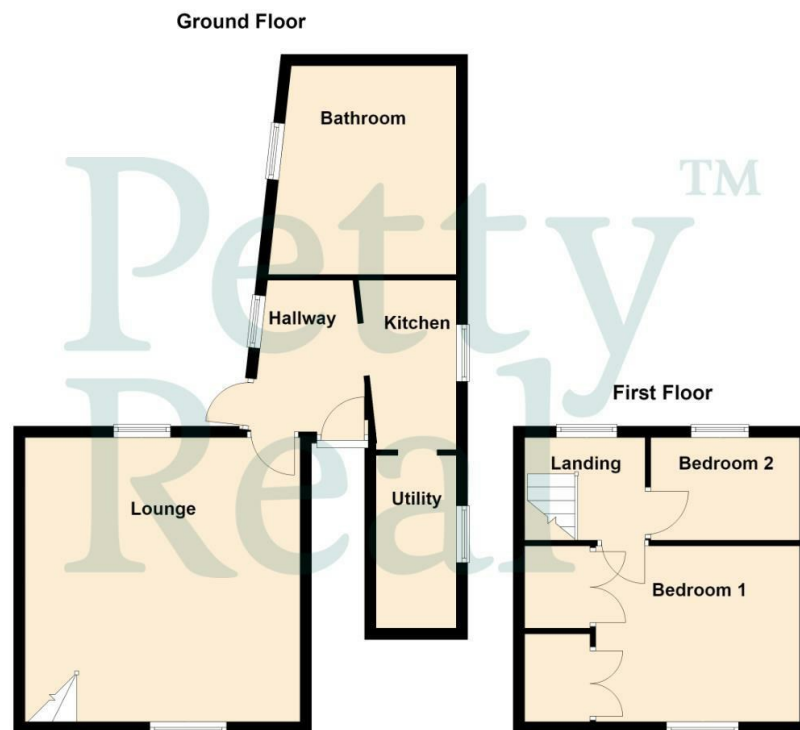
This charming two-bedroom cottage occupies a convenient position in Brierfield, within easy reach of local amenities, schools, parks, and the train station. The popular Pendle Village Mill is also nearby, offering a variety of shops, cafés, and leisure facilities. Offered to the market with no onward chain, the property presents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The accommodation begins with a welcoming entrance hallway featuring exposed stone walls that immediately showcase the property's character and charm. The cosy dual-aspect lounge enjoys plenty of natural light and provides a comfortable space for relaxing or entertaining family and friends.

To the rear of the property is a fitted kitchen that retains a traditional cottage feel, enhanced by attractive stone wall features. Adjoining the kitchen is a useful utility room offering additional storage and laundry space. The ground floor is completed by a well-appointed three-piece bathroom, providing practical and convenient living.

The first floor comprises two bedrooms. The principal bedroom is a generous double room benefiting from built-in storage, while the second bedroom would make an ideal child's room, guest bedroom, dressing room, or home office depending on individual requirements.

Externally, the property enjoys the advantage of a driveway to the front, providing valuable off-road parking. To the rear is an enclosed, low-maintenance yard offering a pleasant outdoor space with minimal upkeep. Combining character features, practical accommodation, and excellent potential, this delightful cottage is well worthy of internal inspection.



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

11 Albert Road, Colne, Lancashire, BB8 0RY
T. 01282 868686
Colne.sales@pettyreal.co.uk

www.pettyreal.co.uk