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Real

33 Edge End Avenue  
Brierfield  
BB9 0PN



## For Sale

Price £220,000

- Spacious semi detached property
- Sought after location
- Potential to extend
- Two reception rooms
- Seperate kitchen

- Three bedrooms
- 4 Piece bathroom
- Garage
- Driveway
- Gardens front & rear



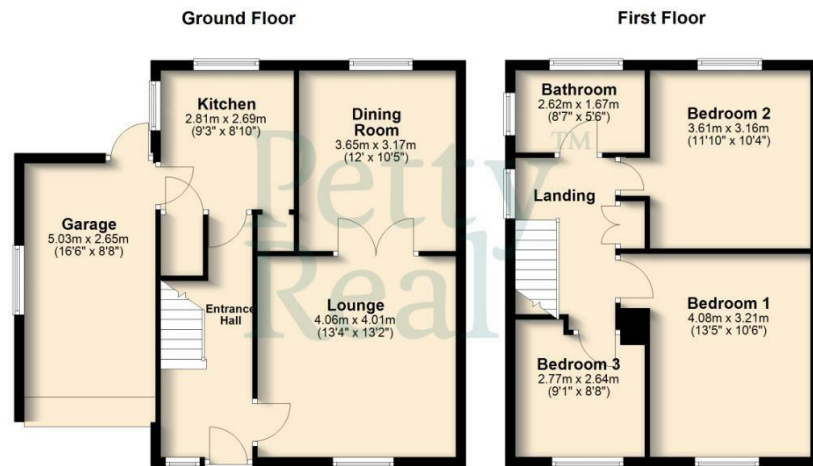
Situated in a well-regarded residential area of Brierfield, this attractive three-bedroom home on Edge End Avenue offers spacious and versatile accommodation, making it an ideal choice for families or those looking to upsize. Conveniently positioned close to local amenities, schools, and transport links, the property combines practicality with excellent potential.

Upon entering, you are welcomed by a central hallway providing access to the main living spaces and staircase to the first floor. The lounge is a comfortable and inviting room, perfect for relaxing, while the separate dining room offers an excellent space for entertaining or family meals.

The kitchen is well-proportioned and provides ample storage and worktop space, with scope for modernisation or reconfiguration to suit individual tastes. There is also potential to create a more open-plan layout, subject to the necessary consents.

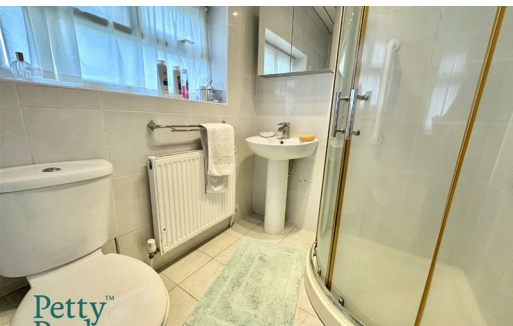
To the first floor, the property boasts three well-sized bedrooms, offering flexible accommodation for growing families or those needing a home office. The four-piece bathroom suite is generously sized and comprises a bath, separate shower, wash basin, and WC.

Externally, the property benefits from a driveway leading to a garage, along with gardens to both the front and rear. With further potential to extend, subject to planning permission, this home presents an excellent opportunity to create a long-term family residence tailored to your needs.



Total area: approx. 106.8 sq. metres (1149.7 sq. feet)

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.

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