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33 Wood Clough Platts  
Brierfield BB9 5NA

£700 PCM



### Key Features:

- Three Bedrooms
- UPVC Double Glazing
- Large Garden
- Modern Fitted Kitchen
- Deposit £700
- Good Sized Living Room
- Driveway
- Front Garden
- Two Double Bedrooms
- NO SMOKERS

Tenure:

EPC Rating:

Council Tax Band: B





## 3 BEDROOM House - Semi-Detached

### Main Description:

A three bedroom modern semi detached house situated on a popular residential development off Clitheroe Road

The property enjoys a choice plot and offers good sized living accommodation arranged over two floors which briefly comprises on the ground floor, entrance hallway accessed by a UPVC double glazed door, spacious lounge/diner with sliding patio doors leading to the rear garden and separate kitchen housing a good range of fitted wall and base units with complementary work surfaces and splashbacks, integrated oven and hob with extractor fan over and wall mounted gas fired boiler.

To the first floor is a landing, two double bedrooms, third single bedroom and three piece modern bathroom suite in white comprising bath with mixer shower over, low level wc and pedestal hand wash basin.

Externally, to the front of the property is a garden area which is laid mainly to lawn with paved pathway and driveway providing off road parking. To the rear is a spacious garden with raised timber decking area and lawned garden with potential to extend to the ground floor subject to obtaining the necessary consents.

NO SMOKERS



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property