



Pennnine Way, Brierfield, Nelson BB9 5DT

**Asking Price £175,000**

- NO UPPER CHAIN
- TWO DOUBLE BEDROOMS
- DETACHED GARAGE
- MODERNISATION PROJECT
- SEMI DETACHED HOUSE
- EASILY RESTORED BACK TO THREE BEDROOMS
- WONDERFUL PRIVATE GARDEN
- VIEWING A MUST



# Pennine Way, Brierfield, Nelson, BB9 5DT

Occupying an impressive corner plot in sought-after Brierfield, this versatile two bedroom semi-detached home presents an exciting opportunity for buyers seeking space, potential and convenience. Having the benefit of no upper chain, detached garage and a large garden this property is a must see!



Council Tax Band: C



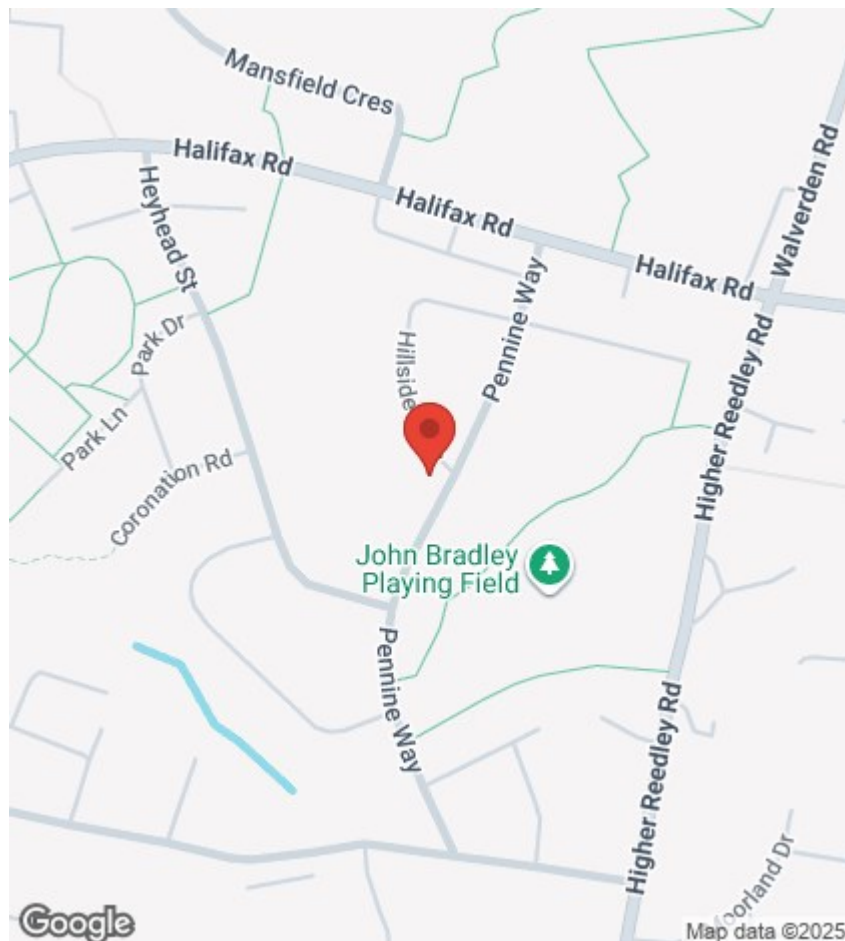
## PROPERTY DETAILS

Occupying an impressive corner plot in sought-after Brierfield, this versatile and much-loved home presents an exciting opportunity for buyers seeking space, potential and convenience. Having been owned by the same family from new, the property was originally designed as a three-bedroom home and could easily be restored to its original layout.

The ground floor features a spacious rear living room—perfect as a third bedroom or for creating additional flexible spaces—alongside a cosy second reception room, fitted kitchen, shower room and welcoming front porch. Upstairs, two generous double bedrooms and a bright house bathroom provide comfortable accommodation, with scope to reconfigure the current layout.

Outside, the home truly impresses. A wide, flagged driveway offers parking for several vehicles and leads to a detached garage with electric remote-operated door. The rear garden is a wonderfully private haven with a patio, lawn, mature planting, lighting, water tap, shed and greenhouse—an ideal setting for outdoor living throughout the warmer months.

With no upper chain, this is a rare chance to transform a long-standing family home into your own forever property.



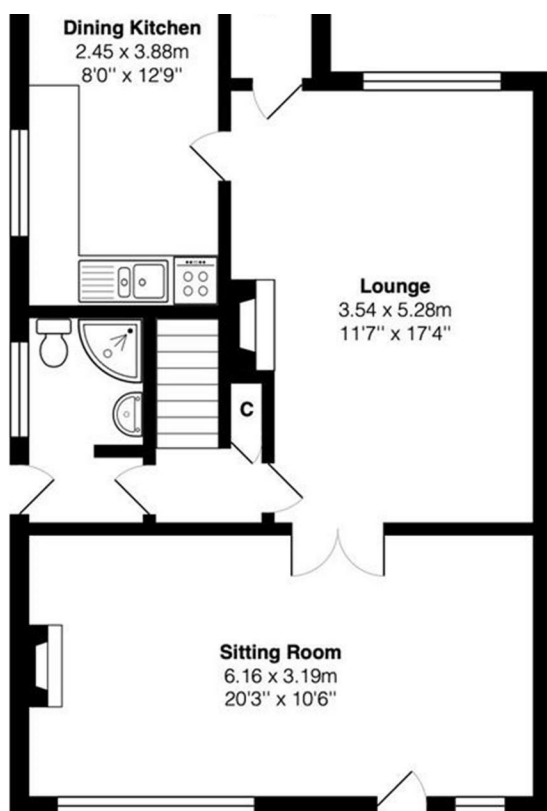
## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

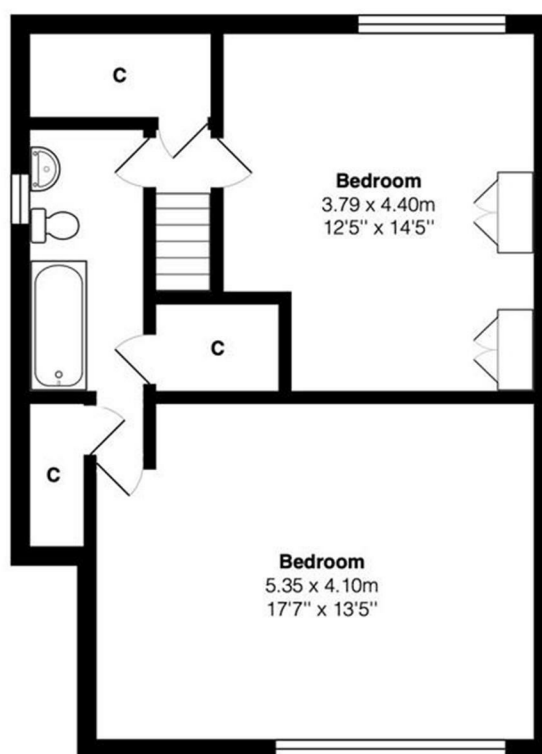
## EPC Rating:

D

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>	68	78
(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	



Ground Floor



First Floor

Total Area: 108.7 m<sup>2</sup> ... 1170 ft<sup>2</sup>