



Halifax Road, Nelson, BB9 0EL

£159,950

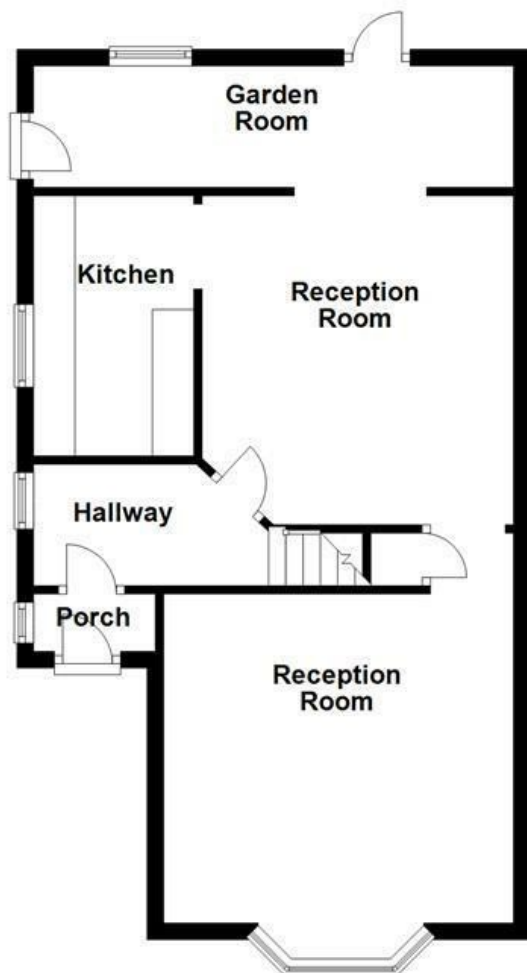
THE PERFECT INVESTMENT OPPORTUNITY

Offering an abundance of indoor and outdoor space, stunning views and no chain delay, this outstanding three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Nelson. With a stunning open plan living space, three generously sized bedrooms and being a complete blank canvas, this property, once updated, has the potential to be the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Colne, Barnoldswick and major motorway links.

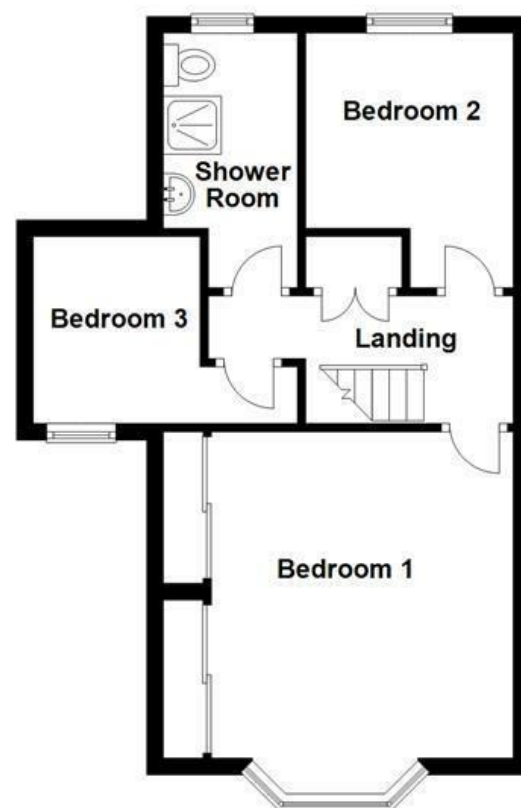
The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room leads openly to an additional reception room, garden room and kitchen. The first floor comprises of three bedrooms and a three piece shower room. Externally there is an enclosed garden to the rear with paving and bedding areas that is not overlooked. To the front there is a tiered garden.

For further information or to arrange a viewing please contact our Pendle team at your earliest convenience.

Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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- Semi Detached Property
- Spacious Reception Rooms
- On Street Parking
- EPC Rating: D
- Three Bedrooms
- Three Piece Shower Room
- Leasehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band C

Ground Floor

Entrance Porch

4'10 x 2'3 (1.47m x 0.69m)

UPVC double glazed front entrance door, UPVC double glazed frosted window, tile effect vinyl flooring and hardwood single glazed door to the hallway.

Hallway

9'3 x 4'10 (2.82m x 1.47m)

UPVC double glazed frosted window, central heating radiator, meter cupboard, coving, wood clad ceiling, laminate flooring, stairs to the first floor and door to reception room two.

Reception Room Two

13' x 12'9 (3.96m x 3.89m)

Central heating radiator, wood clad ceiling, wood panelled elevations, laminate flooring, open to garden room and open to kitchen.

Reception Room One

15'5 x 13'6 (4.70m x 4.11m)

UPVC double glazed bay window, central heating radiator, television point, understairs storage, coving, wood clad ceiling and laminate flooring.

Garden Room

19' x 4'10 (5.79m x 1.47m)

UPVC double glazed window, central heating radiator, wall and base units, wood clad ceiling, tile effect vinyl flooring and two UPVC double glazed doors to the rear.

Kitchen

10'4 x 6'4 (3.15m x 1.93m)

UPVC double glazed frosted window, range of wall and base units with marble effect surfaces and tiled splashbacks, composite sink with drainer and mixer tap, electric oven with four ring electric hob, extractor hood, plumbing for washing machine, space for fridge and freezer, Worcester boiler, wood panelled elevations, wood clad ceiling and laminate flooring.

First Floor

Landing

11'8 x 5'8 (3.56m x 1.73m)

Central heating radiator, wood clad ceiling, loft access, wood panelled elevations, fitted storage and doors to three bedrooms and shower room.

Bedroom One

13'6 x 12'2 (4.11m x 3.71m)

UPVC double glazed bay window, fitted wardrobes, wood panelled elevations and wood clad ceiling.

Bedroom Two

10'1 x 8'3 (3.07m x 2.51m)

UPVC double glazed window.

Bedroom Three

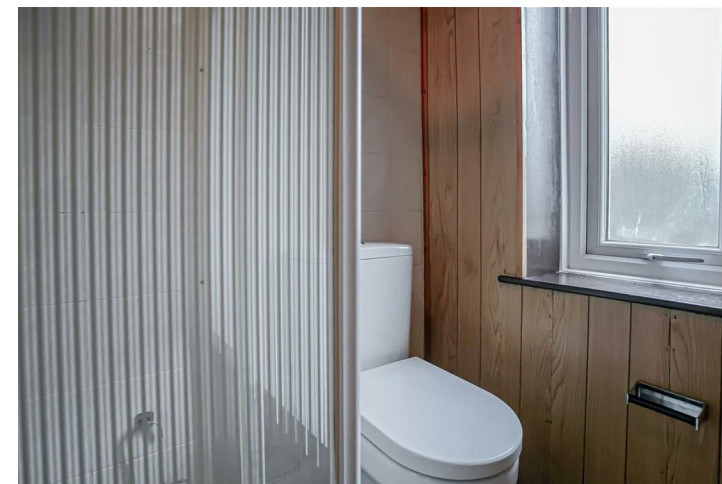
10'7 x 7'5 (3.23m x 2.26m)

UPVC double glazed window, central heating radiator and over stairs storage.

Shower Room

10'1 x 4'2 (3.07m x 1.27m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, direct feed shower unit, vanity top wash basin, tiled elevations, wood effect panelled elevations, wood clad ceiling and tile effect vinyl flooring.



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