



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			
(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.

Pinewood Drive, Nelson, BB9 0WB

Offers Over £310,000

A SUPERB NEWLY REFURBISHED FIVE BEDROOM FAMILY HOME WITH COUNTRYSIDE VIEWS

We are delighted to introduce to the market this spacious family home. Boasting two reception rooms, a bright newly fitted kitchen and dining room, spacious conservatory, five double bedrooms with two en-suites and a newly renovated family bathroom. The property has off road parking to the front and an enclosed rear garden. Situated on a quiet estate, close to schools, near local amenities and has easy access to major commuter links to Burnley, Skipton and Barnoldswick. This property is not one to be missed.

The property comprises briefly; A welcoming entrance to the hallway. The hallway has stairs leading to the first floor and doors providing access to two reception rooms, the double garage and to the kitchen and dining room. The kitchen is fitted with wall and base units and has doors leading to the utility room and to the conservatory. The conservatory has doors leading to the rear garden. To the first floor, there is a landing with doors providing access to five good sized bedrooms, two en-suite and a newly fitted three piece shower room.

Externally to the rear of the property there is an enclosed garden with a paved patio, decked area and lawn garden area. To the front of the property there ample off road parking, a lawn garden and double garage.

Viewings can be arranged by calling our Burnley team, at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents

Pinewood Drive, Nelson, BB9 0WB

Offers Over £310,000



- Freehold Property
- Double Integral Garage
- Newly Refurbished
- Council Tax Band E
- Five Double Bedrooms
- Nearby Nature Walks
- EPC Unconfirmed
- Spacious Rear Garden

Ground Floor

Hall

18'05 x 8'00 (5.61m x 2.44m)

Central heating radiator, coving, stairs to the first floor, tiled floor, doors to reception room one, kitchen, double garage, reception room two.

Reception Room One

11'01 x 9'05 (3.38m x 2.87m)

UPVC double glazed window, central heating radiator, wood effect floor, coving, television point.

Double Garage

17'04 x 15'00 (5.28m x 4.57m)

Double garage up and over door.

Reception Room Two

15'05 x 13'07 (4.70m x 4.14m)

Two central heating radiators, coving, television point, wood effect floor, UPVC double glazed french doors to rear garden.

Kitchen / Dining Room

18'07 x 12'08 (5.66m x 3.86m)

UPVC double glazed window, central heating radiator, wood wall and base units, laminate worktops, stainless steel sink with drainer and mixer spring neck tap, oven with four ring gas hob, extractor hood, space for fridge/freezer, dishwasher, stainless steel splashback, open to dining area, tiled floor, spotlights, door to the utility room, UPVC double glazed french door to conservatory.

Conservatory

18'00 x 8'00 (5.49m x 2.44m)

UPVC double glazed windows, tiled floor, UPVC double glazed french doors to the rear garden.

Utility Room

6'10 x 5'00 (2.08m x 1.52m)

Plumbing for washing machine and dryer, laminate worktops, boiler.

First Floor

Landing

12'09 x 7'09 (3.89m x 2.36m)

Central heating radiator, access to attic, doors to five bedrooms, bathroom and store cupboard.

Bedroom One

15'06 x 9'10 (4.72m x 3.00m)

UPVC double glazed window, central heating radiator, wood effect floor, door to the en-suite, television point.

Ensuite

7'00 x 4'01 (2.13m x 1.24m)

UPVC double glazed window, central heating radiator dual flush WC, pedestal wash basin with mixer taps, main feed shower, part tiled elevations, laminate floor.

Bedroom Two

12'11 x 12'00 (3.94m x 3.66m;0.00m)

UPVC double glazed window, central heating radiator, wood effect floor, fitted wardrobes.

Ensuite

7'02 x 4'02 (2.18m x 1.27m)

UPVC double glazed window, central heating radiator dual flush WC, pedestal wash basin with mixer taps, main feed shower, part tiled elevations, laminate floor.

Bedroom Three

10'09 x 10'07 (3.28m x 3.05m;2.13m)

UPVC double glazed window, central heating radiator, wood effect floor.

Bedroom Four

10'04 x 8'05 (3.15m x 2.57m)

UPVC double glazed window, central heating radiator.

Bedroom Five

9'07 x 7'09 (2.92m x 2.36m)

UPVC double glazed window, central heating radiator.

Bathroom

8'04 x 6'06 (2.54m x 1.98m)

UPVC double glazed window, central heating radiator dual flush WC, pedestal wash basin with mixer taps, panel bath with mixer taps, main feed shower, part tiled elevations, laminate floor.

Externally

Front

Lawn garden, double garage, off road parking.

Rear

Enclosed garden, paved patio, decked area, lawn area.

