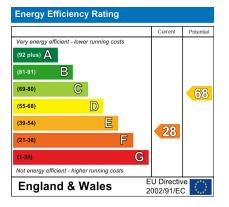
# KEENANS Sales & Lettings

# Conservatory Reception Room Bathroom Bedroom 2 Bedroom 1

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



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## Railway Street, Nelson, BB9 0JD Offers Over £150,000

A DECEPTIVELY SPACIOUS TWO BEDROOM BUNGALOW

This deceptively spacious two bedroom bungalow is being brought to the property market in the sought after area of Nelson. Boasting ample living space with dining room and conservatory, modern fitted kitchen, two double bedrooms and a spacious garden to the rear. This property is perfect for a small family looking for a fantastic home. Tucked away at the end of a sought after street and situated conveniently close to local bus routes, shops and amenities. This home is not one to be missed!

The property comprises briefly; entrance via the vestibule into a welcoming hallway which houses doors on to two double bedrooms, bathroom with separate WC and the main reception room. The reception room has open access to a dining area, sliding doors to a conservatory and a door through to the modern fitted kitchen. The kitchen has access to the garden. Externally to the rear of the property is an enclosed laid to lawn garden with flagged patio and bedding areas. The front of the property has bedding areas and stone steps leading up to the front door.

View early to avoid disappointment! Contact our Burnley team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansestateagents

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- Modern Fitted Kitchen
- Gardens to Front and Rear
- EPC Rating F
- Beautifully Presented Semi Detached Bungalow Two Bedrooms
  - Stylish Decoration
  - Tenure Leasehold

- Three Piece Bathroom and WC
- Added Conservatory
- Council Tax Band C

## **Entrance Vestibule**

4 x 2'9 (1.22m x 0.84m)

UPVC double glazed frosted front door, wood effect flooring and door

## Hall

6'3 x 5'6 (1.91m x 1.68m)

Upright central heating radiator, loft access, wood effect flooring, doors leading to two bedrooms, WC, bathroom and reception room.

## **Reception Room**

14'8 x 2'2 (4.47m x 0.66m)

Upright central heating radiator, ceiling rose, coving to ceiling, two feature wall lights, television point, wall mounted electric fire, door to kitchen, UPVC double glazed sliding door to conservatory and open

## **Dining Area**

8'4 x 5'9 (2.54m x 1.75m)

Central heating radiator, ceiling rose, coving to ceiling and wood

## Conservatory

9'8 x 9'3 (2.95m x 2.82m)

UPVC double glazed windows, central heating radiator, two feature wall lights, wood effect flooring and UPVC double glazed French doors to rear.

## Kitchen

13'4 x 7'1 (4.06m x 2.16m)

UPVC double glazed window, upright central heating radiator, mix of wall and base units, laminate worktops, integrated high rise ove, four ring electric hob and extractor hood, tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, integrated fridge freezer and dishwasher, plumbing for washing machine, spotlights, wood effect flooring and UPVC door to rear.

## **Bedroom One**

10'11 x 9'5 (3.33m x 2.87m)

UPVC double glazed bay window, central heating radiator, coving to ceiling, spotlights and wood effect flooring.

## **Bedroom Two**

11'1 x 9'4 (3.38m x 2.84m)

UPVC double glazed window, central heating radiator, ceiling rose, coving to ceiling and wood effect flooring.

## **Bathroom**

7'2 x 4'9 (2.18m x 1.45m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, direct feed rainfall shower and rinse head, panel bath with mixer tap, illuminated mirror, spotlights, part tiled elevations and wood effect flooring.

3'8 x 1'11 (1.12m x 0.58m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, coving to ceiling and wood effect flooring.

## **Exterior**

## Rear

Enclosed tiered garden with laid to lawn, flagged patio and bedding

Tiered garden with bedding areas and stone steps to front entrance.

