



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			68
(55-68) D			
(39-54) E		28	
(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.

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

Railway Street, Nelson, BB9 0JD

Offers Over £150,000



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

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 to dining area.

Dining Area

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

Central heating radiator, ceiling rose, coving to ceiling and wood effect flooring.

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 oven, 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.

WC

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 areas.

Front

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



Tel: 01282469023

www.keenans-estateagents.co.uk