



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.

## Bracewell Street, Nelson, BB9 0NR

### £175,000

AN IMPRESSIVE SEMI DETACHED FAMILY HOME ON A FANTASTIC PLOT

Benefiting from an abundance of indoor and outdoor space, three generously sized bedrooms and two bathrooms, this outstanding three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Nelson. With off road parking, wrap around gardens and modern fixtures and fittings, this property is 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 and major motorway links.

The property comprises briefly; a fantastic dining hallway leads through to a spacious reception room, contemporary fitted kitchen and staircase to the first floor. The kitchen leads through to an inner hallway which guides you on to a shower room and second reception room. The first floor comprises of doors on to three generously sized bedrooms and a four piece family bathroom. Externally there is a tiered wrap around garden with bedding, decking, paving, car port, off road parking and laid to lawn areas.

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

# Bracewell Street, Nelson, BB9 0NR

£175,000



- Tenure Leasehold
- Off Road Parking For Multiple Vehicles
- Contemporary Fitted Kitchen
- Close Proximity To Major Commuter Routes

- Council Tax Band C
- Spacious Three Bedroom Detached Property
- Wrap Around Gardens With Bedding And Decking Areas

- EPC TBC
- Ideal Family Home With Viewing Essential
- Easy Access To Local Amenities

## Ground Floor

### Entrance

Via a hard wood single glazed frosted door to dining hall.

### Dining Hall

12'11 x 11'9 (3.94m x 3.58m)

Hard wood single glazed window, cornice coving, ceiling rose, dado rail, integrated storage, two feature wall lights, wood effect laminate floor, oak single glazed door to reception room, open arch to kitchen and stairs to first floor.

### Reception Room One

12'11 x 11'5 (3.94m x 3.48m)

UPVC double glazed box window, hard wood single glazed window, central heating radiator, spotlights, television point and wood effect laminate flooring.

### Kitchen

12'11 x 12'6 (3.94m x 3.81m)

UPVC double glazed window, central heating radiator, range of cream panelled wall and base units, wood effect surface, tiled splash back, stainless steel one and a half sink and drainer with high spout mixer tap, hot water tap, four door Stoves range with seven ring gas hob and extractor hood, space for fridge freezer, plumbed for washing machine and dish washer, counter island, coving, spotlights, wood effect laminate flooring and oak single glazed door to inner hall.

### Inner Hall

10'3 x 3'9 (3.12m x 1.14m)

Electric heater, integrated storage, wood effect laminate flooring, door to shower room and open to reception room two.

### Shower Room

11' x 10'3 (3.35m x 3.12m)

UPVC double glazed frosted window, three piece suite, dual flush WC, electric feed shower enclosure, pedestal wash basin, tiled elevation, integrated linen cupboard and lino floor.

### Reception Room Two

15' x 8' (4.57m x 2.44m)

UPVC double glazed window, electric heater, integrated storage and shelving, wood effect laminate floor and UPVC double glazed patio doors to front.

## First Floor

### Landing

9'2 x 8'2 (2.79m x 2.49m)

Coving, spotlights, dado, doors to three bedrooms and bathroom.

### Bedroom One

12'11 x 11'1 (3.94m x 3.38m)

UPVC double glazed window, central heating radiator, ceiling fan, spotlights, picture rail, television point, wood effect laminate floor and open to walk in wardrobe.

### Walk In Wardrobe

7'1 x 2'10 (2.16m x 0.86m)

Integrated shelving, loft hatch and water tank.

### Bedroom Two

10'10 x 10' (3.30m x 3.05m)

UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

### Bedroom Three

10' x 8'7 (3.05m x 2.62m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

### Bathroom

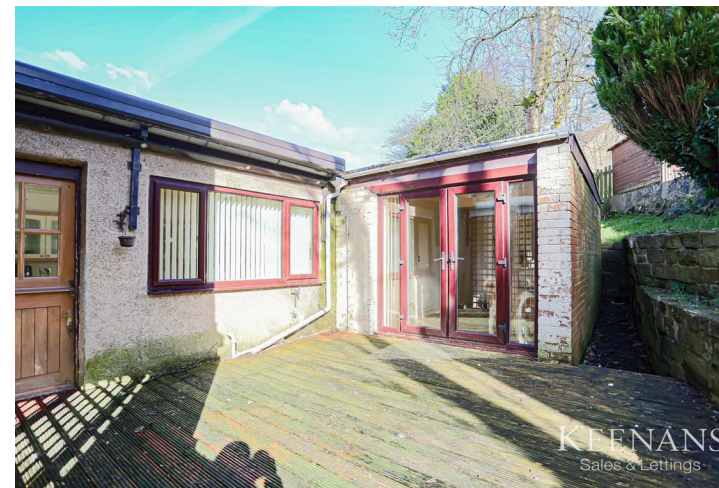
12'11 x 7'4 (3.94m x 2.24m)

Two UPVC double glazed frosted windows, central heating towel rail, four piece suite, electric feed shower enclosure, corner panelled bath with mixer tap and rinse head, low bowl WC, double vanity top wash basin with mixer taps, PVC panel elevation, spotlights, PVC to ceiling and tiled effect vinyl floor.

### External

### Front

Wrap around laid to lawn garden with bedding areas, off road parking, car port, decking, paving and two storage sheds.



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