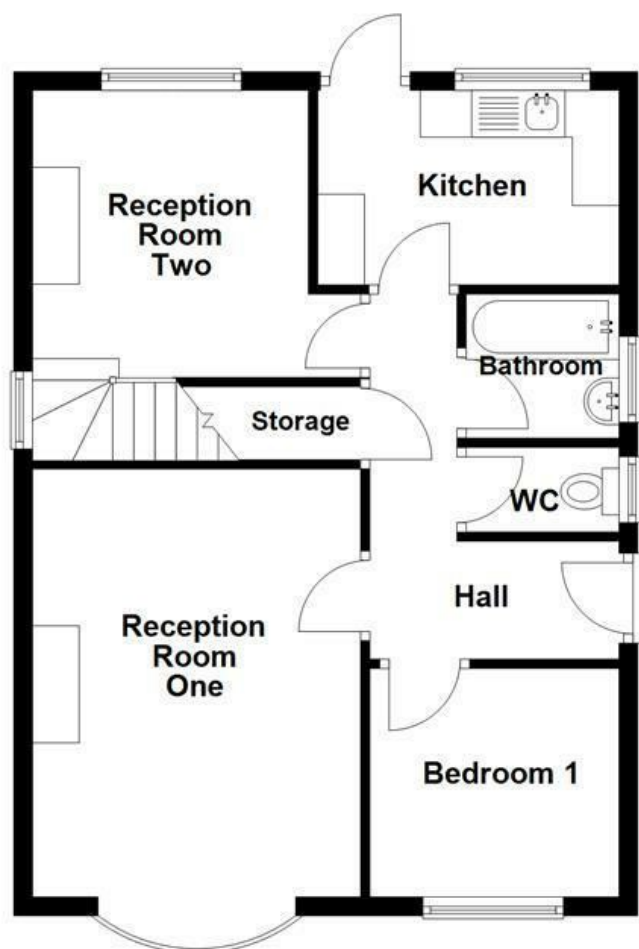
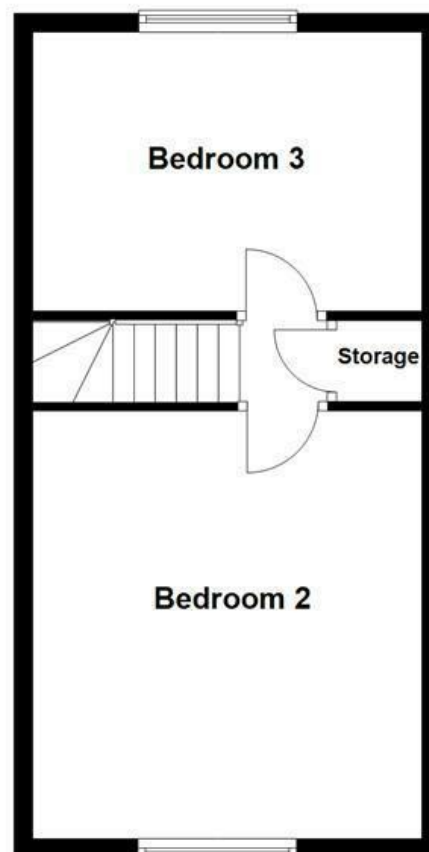


Ground Floor



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			
(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.

Deerstone Road, Nelson, BB9 9LN

£180,000

A SUPERB THREE BEDROOM DORMER BUNGALOW WITH ENVIABLE GARDENS

Keenans are proud to present to the market this well maintained, deceptively spacious three bedroom dormer bungalow on a sought after estate in Nelson. Boasting plenty of living space, three double bedrooms and a fantastic garden to the rear with detached garage. With modernisation this could be the perfect family home! Situated within close proximity to local amenities, transport links, commuter routes, as well as highly regarded schools.

The property comprises briefly; entrance into a welcoming hallway that has doors to one bedroom, two reception rooms, bathroom, WC, kitchen and storage. The kitchen has a door to the rear porch that leads out to the garden. The second reception room houses the staircase to the first floor. The first floor landing houses doors on to two double bedrooms and a storage cupboard. Externally, to the rear of the property is an enclosed laid to lawn garden with flagged patio and bedding areas, as well as access to the garage. The front of the property has a laid to lawn garden with bedding areas and driveway for multiple vehicles leading to the detached garage.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Deerstone Road, Nelson, BB9 9LN

£180,000



- Detached Dormer Bungalow
- Spacious Interiors
- Off Road Parking and Garage
- EPC Rating TBC
- Three Bedrooms
- Bursting with Potential
- Tenure Freehold
- Three Piece Bathroom
- Beautifully Presented Gardens to Front and Rear
- Council Tax Band D

Ground Floor

Entrance Hall

12'9 x 8'10 (3.89m x 2.69m)

UPVC front door, central heating radiator, doors leading to two reception rooms, WC bathroom, kitchen, bedroom one and storage.

Bedroom One

8'9 x 7'7 (2.67m x 2.31m)

UPVC double glazed window and central heating radiator.

Reception Room One

15 x 11'6 (4.57m x 3.51m)

UPVC double glazed bow bay window UPVC double glazed window, central heating radiator, television point and radiant fire with stone surround and mantel.

Reception Room Two

13 x 9'8 (3.96m x 2.95m)

Two UPVC double glazed windows, central heating radiator, radiant fire with stone surround and mantel, serving hatch and stairs to first floor.

Kitchen

10'9 x 6'10 (3.28m x 2.08m)

UPVC double glazed window, central heating radiator, range of wood panel wall and base units, laminate worktops, stainless steel sink and drainer with mixer tap, tiled splashbacks, space for single oven and fridge freezer, laminate flooring and hardwood door to rear porch.

Rear Porch

5 x 3'10 (1.52m x 1.17m)

UPVC double glazed windows and UPVC door to rear.

Bathroom

5'4 x 5'1 (1.63m x 1.55m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead electric shower and part tiled elevations.

WC

5'11 x 2'3 (1.80m x 0.69m)

UPVC double glazed frosted window and low base WC.

First Floor

Landing

Loft access, doors leading to two bedrooms and linen cupboard.

Bedroom Two

14'11 x 12'2 (4.55m x 3.71m)

UPVC double glazed window and central heating radiator.

Bedroom Three

12'3 x 9'10 (3.73m x 3.00m)

UPVC double glazed window and central heating radiator.

Exterior



Tel: 01282469023

www.keenans-estateagents.co.uk