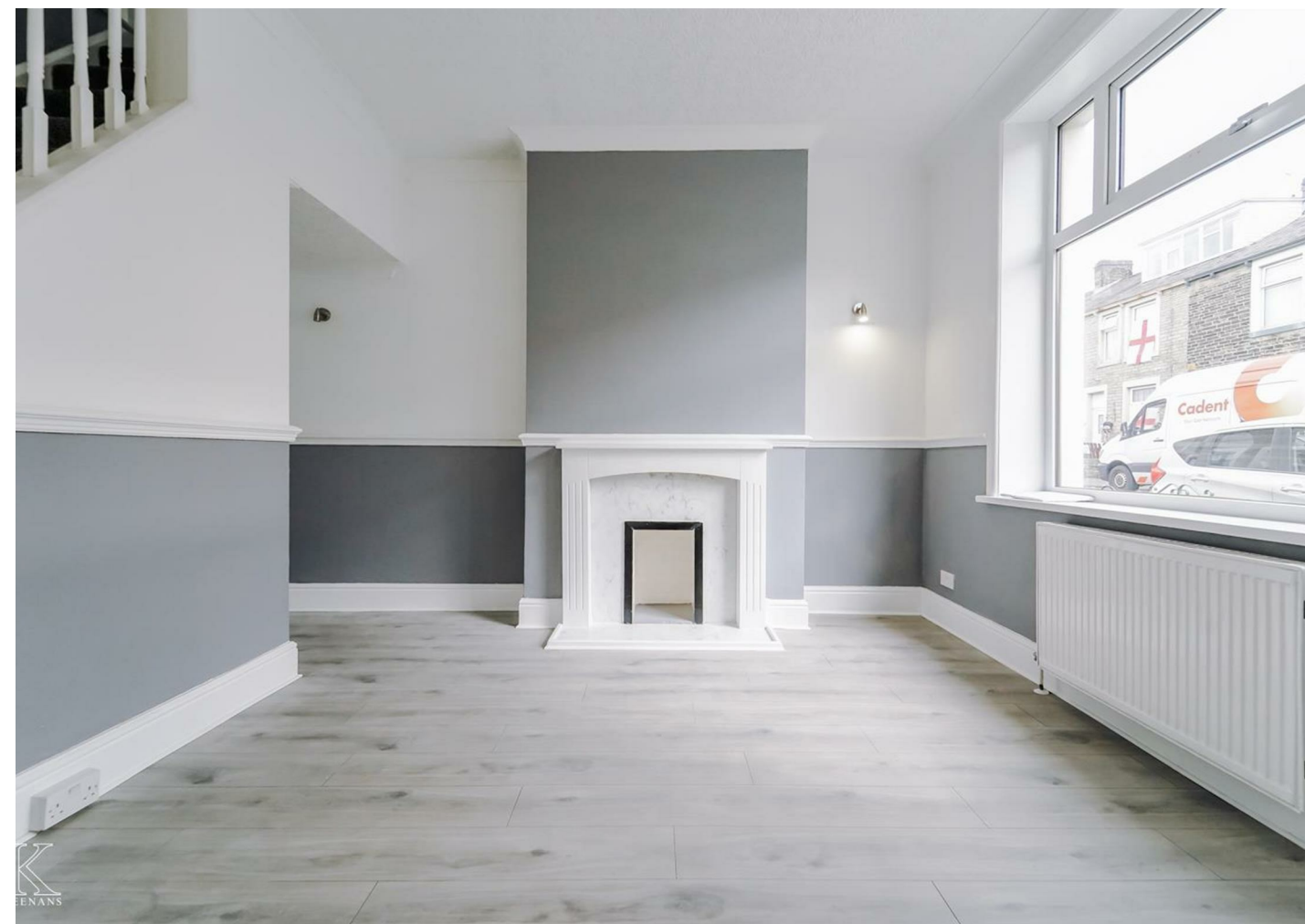


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		56	
(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.

Clover Hill Road, Nelson, BB9 0JR

£85,000

NEWLY RENNOVATED HOME PERFECT FOR FIRST TIME BUYER
 Welcome to this charming property located on Clover Hill Road in Nelson. This newly renovated mid-terrace house is a perfect opportunity for a first-time buyer looking for a modern and stylish home.

As you step inside, you'll be greeted by two reception rooms, offering ample space for entertaining or relaxing. The modern decor and appliances throughout the property give it a fresh and inviting feel, making it truly move-in ready.

With two bedrooms, there is plenty of room for a small family or guests to stay over. The single bathroom is conveniently located, adding to the functionality of this lovely home.

Situated close to local amenities, this property offers both convenience and comfort. Whether you're looking to enjoy a leisurely stroll in the neighbourhood or grab a quick bite to eat at a nearby cafe, everything you need is just a stone's throw away.

Don't miss out on the opportunity to make this house your home. Book a viewing today and envision yourself living in this delightful property on Clover Hill Road.

If you would like any further information or have any questions at all please feel free to contact our Burnley branch at your convenience.

Clover Hill Road, Nelson, BB9 0JR

£85,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating TBC
- On Street Parking
- Mid Terraced Property
- Two Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Enclosed Rear Yard
- Ideal First Time Buy
- Viewing Essential

Ground Floor

Entrance

Hard wood door to vestibule.

Vestibule

3'7 x 3'3 (1.09m x 0.99m)

Door to reception room.

Reception Room One

13'10 x 10'5 (4.22m x 3.18m)

UPVC double glazed window, two central heating radiators, feature fire place with wood mantle and stone surround, coving, dado rail, laminate floor, door to reception room two and stairs to first floor.

Reception Room Two

15'1 x 13'11 (4.60m x 4.24m)

UPVC double glazed window, central heating radiator, coving, dado rail and laminate floor.

Kitchen

8'8 x 5'10 (2.64m x 1.78m)

Two UPVC double glazed windows, laminate wall and base units, laminate work tops, four point gas hob, oven, extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, tiled splash back, laminate floor and door to rear.

First Floor

Landing

9'5 x 7'3 (2.87m x 2.21m)

Loft access, smoke alarm, dado rail, doors to three bedrooms, bathroom and storage.

Bedroom One

14'1 x 10'8 (4.29m x 3.25m)

UPVC double glazed window, central heating radiator and picture rail.

Bedroom Two

9'7 x 6'6 (2.92m x 1.98m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8' x 7'3 (2.44m x 2.21m)

UPVC double glazed window, central heating radiator and boiler access.

Bathroom

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

Central heating radiator, panelled bath with direct feed overhead direct feed shower, dual flush WC, pedestal wash basin with mixer tap, PVC elevation and vinyl floor.

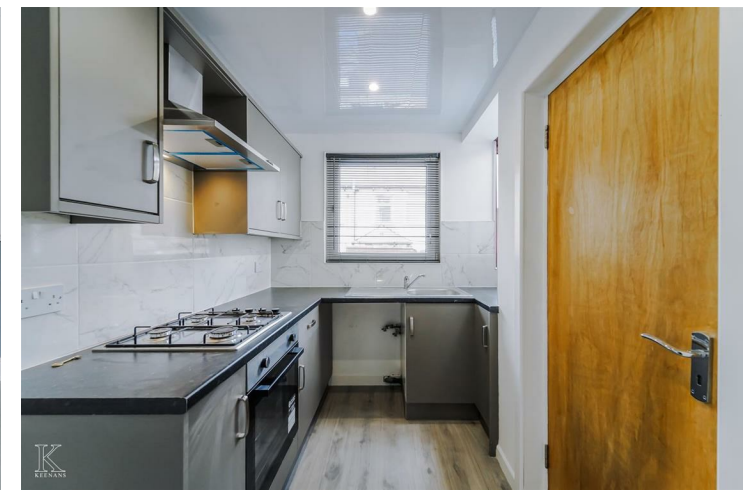
External

Rear

Enclosed flagged yard with gate to shared access road.

Front

Courtyard.



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