



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			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.

Lowthwaite Drive, Nelson, BB9 0SU

Offers Over £199,950

AN EXCEPTIONAL DETACHED PROPERTY ON AN IMPRESSIVE CORNER PLOT

Having been presented and maintained beautifully throughout with an abundance of indoor and outdoor space, this enviable four bedroom detached property is being proudly welcomed to the market in the sought after location Nelson on a popular estate. With stunning panoramic views over looking Pendle Hill, two bathrooms and added garden room, this property is the perfect family home with an abundance of potential to extend if desired! 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 welcoming entrance porch leads through to a spacious reception room. The open plan reception room leads on to a kitchen, garden room, fourth bedroom/dining room and houses a staircase to the first floor. The kitchen guides you on to a utility room which provides access on to a WC and out to the rear. The garden room provides access through patio doors on to the rear. The fourth bedroom/dining room guides you on to a shower room. The first floor comprises of doors on to three bedrooms and a family bathroom. Externally, there is a stunning wrap around garden to the rear with laid to lawn, paving, bedding and mature shrubs. To the front there is a laid to lawn garden with paving, bedding, single driveway and wraps around to the side with a driveway for up to three cars.

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

Lowthwaite Drive, Nelson, BB9 0SU

Offers Over £199,950



- Impressive Detached Property
- Spacious Interiors
- Driveway and Additional Off Road Parking
- EPC Rating D
- Four Bedrooms
- Bursting with Character
- Tenure Freehold
- Two Bathrooms
- Gardens to Front and Rear
- Council Tax Band C

Ground Floor

Entrance Porch

6'6 x 3'6 (1.98m x 1.07m)

UPVC double glazed frosted front door, UPVC double glazed leaded window, central heating radiator, tiled flooring and hardwood single glazed door to reception room.

Reception Room

21'9 x 16'10 (6.63m x 5.13m)

UPVC double glazed leaded window, two central heating radiators, exposed wooden beams, television point, door to bedroom four/dining room, open access to kitchen and UPVC double glazed French doors to garden room.

Garden Room

8'0 x 7'0 (2.44m x 2.13m)

UPVC double glazed window, polycarbonate roof and UPVC double glazed French doors to rear.

Kitchen

9'11 x 8'7 (3.02m x 2.62m)

UPVC double glazed window, range of panelled wall and base units with granite effect worktops, tiled splashback, stainless steel sink and drainer with mixer tap, space for oven, integrated extractor hood, space for fridge freezer, integrated Bosch dishwasher, downstairs storage, tiled flooring and door to utility.

Utility

8'8 x 7'9 (2.64m x 2.36m)

UPVC double glazed window, central heating radiator, Viessman boiler, granite effect worktop, plumbing for washing machine, space for dryer, door to WC and UPVC double glazed door to rear.

WC

5'3 x 2'11 (1.60m x 0.89m)

Hardwood single glazed frosted window, dual flush WC and wall mounted wash basin with traditional taps.

Bedroom Four/Dining Room

11'8 x 8'4 (3.56m x 2.54m)

UPVC double glazed window, central heating radiator and sliding door to en suite.

En Suite

8'4 x 4'6 (2.54m x 1.37m)

Central heated towel rail, electric feed shower enclosed, pedestal wash basin with mixer tap, dual flush WC, PVC panel elevations, extractor fan and lino flooring.

First Floor

Landing

8'10 x 6'0 (2.69m x 1.83m)

UPVC double glazed window, central heating radiator, loft access, linen cupboard with integrated central heated towel rail, doors leading to three bedrooms and family bathroom.

Bedroom One

11'4 x 10'5 (3.45m x 3.18m)

UPVC double glazed leaded window, central heating radiator and fitted wardrobes.

Bedroom Two

10'5 x 10'3 (3.18m x 3.12m)

UPVC double glazed window and central heating radiator.

Bedroom Three

6'11 x 6'11 (2.11m x 2.11m)

UPVC double glazed leaded window and central heating radiator.

Bathroom

6'3 x 5'5 (1.91m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevations and tiled flooring.

External

Rear

Enclosed garden with laid to lawn, paving, decking, mature shrubbery and bedding areas.

Front

Wraparound laid to lawn garden, paving, mature shrubbery, bedding areas, driveway and additional off road parking to side elevation.

