

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.



Hazelwood Road, Nelson, BB9 9NF

Offers Over £180,000

MODERN DECOR AND APPLIANCES THROUGHOUT

Welcome to this charming property located on Hazelwood Road in Nelson. This delightful home offers a perfect blend of comfort and style, making it an ideal place to call home. Situated in a peaceful neighbourhood, this property provides a serene environment for you to relax and unwind.

As you step inside, you are greeted by a spacious living area that is perfect for entertaining guests or simply enjoying a quiet evening in. The large windows allow natural light to flood the room, creating a warm and inviting atmosphere. The modern kitchen is a chef's dream, with sleek countertops and state-of-the-art appliances.

This house boasts well-appointed bedrooms that offer a tranquil retreat at the end of a long day. The additional bedrooms are perfect for family members or guests, ensuring everyone has their own space.

Outside, the property features a lovely garden where you can enjoy the fresh air and soak up the sunshine. Whether you're hosting a summer barbecue or simply relaxing with a book, the outdoor space is sure to be a favourite spot.

Located in Nelson, this property benefits from being close to local amenities, schools, and transport links, making it a convenient place to live. Don't miss out on the opportunity to make this house your new home. Contact us today to arrange a viewing and experience the charm of Hazelwood Road for yourself.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 48 | |
| (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.

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- Semi Detached Property
- Modern Fitted Kitchen
- Ample Off Road Parking
- EPC Rating E
- Three Bedrooms
- Three Piece Bathroom
- Tenure Freehold
- Spacious Reception Room
- Immaculate Rear Garden
- Council Tax Band A

Ground Floor

Entrance Hall

5'2 x 4'8 (1.57m x 1.42m)

UPVC front door, central heating radiator, laminate flooring, door to reception room and stairs to first floor.

Reception Room

13'10 x 13'5 (4.22m x 4.09m)

UPVC double glazed window, central heating radiator, ceiling rose, log burner with wooden mantel and brick surround, laminate flooring and door to kitchen/dining area.

Kitchen/Dining Area

15'11 x 8'7 (4.85m x 2.62m)

UPVC double glazed window, central heating radiator, high gloss laminate wall and base units and work surfaces, integrated double oven with four ring electric hob and extractor hood, glass splashback, integrated fridge freezer and dishwasher, plumbing for washing machine, laminate flooring, door to inner hall and UPVC double glazed French doors to the rear.

Inner Hall

3'2 x 2'8 (0.97m x 0.81m)

Laminate flooring, doors to WC and downstairs storage.

WC

5'0 x 2'8 (1.52m x 0.81m)

Central heating radiator, dual flush WC, boiler and laminate flooring.

First Floor

Landing

7'5 x 6'0 (2.26m x 1.83m)

UPVC double glazed window, loft access, smoke detector, dado rail, doors to three bedrooms and family bathroom.

Bedroom One

13'10 x 12'4 (4.22m x 3.76m)

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

Bedroom Two

12'8 x 8'6 (3.86m x 2.59m)

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

Bedroom Three

10'6 x 8'2 (3.20m x 2.49m)

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

Bathroom

5'10 x 5'0 (1.55m x 1.52m)

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

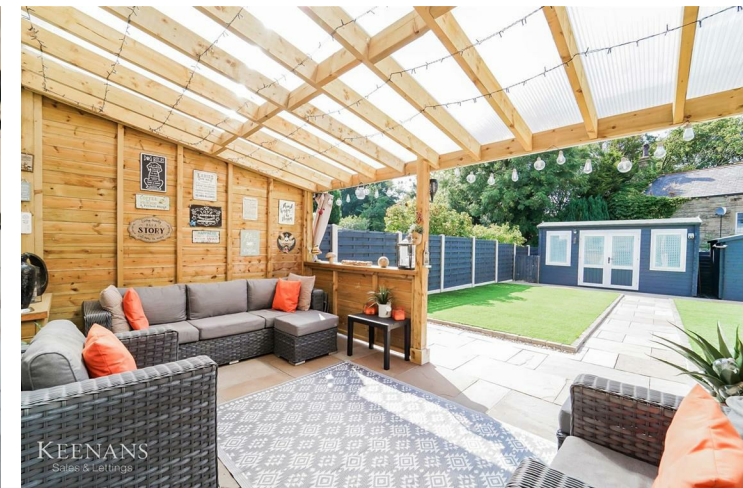
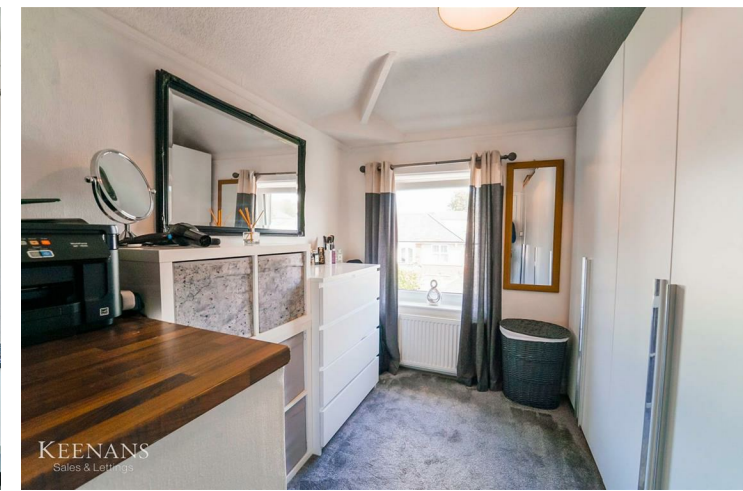
External

Rear

Enclosed garden with lean-to, paving, laid to lawn, timber shed and outbuilding.

Front

Paved off road parking.



Tel: 01282469023

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