



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.



Rosser Court, Nelson, BB9 9DF

Offers Over £139,950

AN ENVIABLE FULLY RENOVATED TRUE BUNGALOW

Having undergone a full transformation with a stylish finish, modern fixtures and fittings and neutral decoration, this exceptional two bedroom semi detached property is being proudly welcomed to the market in the sought after location of Nelson on a quiet cul de sac. With spacious rooms, gardens to both the front and the rear and double driveway, this exceptional property is the perfect home for any small family or couple 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 welcoming entrance hallway provides access through to a spacious reception room, two double bedrooms and a modern bathroom. The reception room leads through to a contemporary fitted kitchen. Externally there is an enclosed laid to lawn garden with paving areas. To the front there is a laid to lawn garden with paving, bedding and double driveway.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		71	
(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.

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- Tenure Freehold
- Off Road Parking
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- Ample Rear Garden Space
- Council Tax Band A
- Spacious Bungalow Property
- Ideal Home For A Couple Or Small Family
- EPC Rating C
- Two Bedrooms
- Ready To Move Into

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

9'2 x 4'2 (2.79m x 1.27m)

Central heating radiator, smoke alarm, wood effect laminate flooring, doors to reception room, two bedrooms and bathroom.

Reception Room

16'1 x 12' (4.90m x 3.66m)

Central heating radiator, television point, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

11'7 x 7'9 (3.53m x 2.36m)

UPVC double glazed window, central heating radiator, range of grey gloss wall and base units, granite effect surface, tiled splash back, composite sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, space for fridge freezer, washing machine and dryer, Alpha boiler, wood effect laminate flooring and UPVC double glazed frosted door to rear.

Bedroom One

12'6 x 8'11 (3.81m x 2.72m)

UPVC double glazed window and central heating radiator.

Bedroom Two

9'2 x 8'1 (2.79m x 2.46m)

UPVC double glazed window and central heating radiator.

Bathroom

6' x 5'6 (1.83m x 1.68m)

UPVC double glazed frosted window, central heating radiator, three piece suite, panelled bath with direct feed shower, vanity top wash basin with mixer tap, dual flush WC, PVC panelled elevation and wood effect laminate flooring.

External

Rear

Laid to lawn garden with paving and bedding areas.

Front

Laid to lawn garden with paving and double driveway.



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