



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

## Barkerhouse Road, Nelson, BB9 9NN

### Offers Over £160,000

AN EXCEPTIONAL SEMI DETACHED PROPERTY WITH ATTIC CONVERSION

Having been presented and maintained to a high standard throughout with open plan kitchen diner, ample off road parking and fantastic attic conversion, this deceptively spacious two bedroomed semi-detached property is being proudly welcomed to the property market within the most desirable location of Nelson. Situated close to Marsden Park and Marsden Golf Club, this property is also conveniently close to all local amenities, good schools and major commuter links, the property is ideally suited for a small family or professional couple looking for a delightful family home.

The property comprises briefly: An entrance from the side elevation leading to the hallway with stairs leading to the first floor and doors leading to a tastefully decorated reception room and a surprisingly spacious dining kitchen that provides access to the rear garden. To the first floor there is a landing with doors leading to two bedrooms, stairs to the second floor and a three piece bathroom suite. The second floor benefits from a converted attic room currently used as a bedroom. Externally, to the rear, the property boasts a tiered garden with block paving, artificial lawn and bedding areas with access to the garage. To the front of the property there is a garden with artificial lawn and block paved driveway providing off road parking for numerous vehicles leading to the garage which has light, water and power.

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

# Barkerhouse Road, Nelson, BB9 9NN

## Offers Over £160,000



- Immaculate Semi Detached Property
- Fitted Dining Kitchen
- Off Road Parking and Detached Garage
- EPC Rating D
- Two Bedrooms
- Three Piece Bathrooms Suite
- Tenure Leasehold
- Spacious Attic Room
- Low Maintenance Rear Garden
- Council Tax Band B

### Ground Floor

#### Entrance Hall

6'1 x 4'1 (1.85m x 1.24m)

UPVC double glazed frosted front door, coving, doors to reception room, kitchen/dining area and stairs to first floor.

#### Reception Room

15'8 x 13'9 (4.78m x 4.19m)

UPVC double glazed bow window, central heating radiator, coving, two feature wall lights, dado rail, television point, gas fire with marble effect hearth and surround.

#### Kitchen/Dining Area

20'7 x 13'7 (6.27m x 4.14m )

UPVC double glazed window, central heating radiator, range of wall and base units with granite effect worktops, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge and washing machine, space for fridge freezer, coving, spotlights, understairs storage and UPVC double glazed French doors to rear.

### First Floor

#### Landing

5'9 x 5'9 (1.75m x 1.75m)

Central heating radiator, coving, doors to bedroom one, bathroom and inner landing.

#### Bedroom One

13'9 x 12'10 (4.19m x 3.91m)

UPVC double glazed bow window, central heating radiator, coving, spotlights, dado rail, television point and fitted wardrobes.

#### Bathroom

7'9 x 5'10 (2.36m x 1.78m)

UPVC double glazed frosted window, central heating radiator, wood panel bath with traditional taps and direct feed shower, low base WC, pedestal wash basin with traditional taps, tiled elevations, integrated line cupboard, coving and spotlights.

#### Inner Landing

4'0 x 2'10 (1.22m x 0.86m)

Coving, spotlights, door to bedroom two and stairs to second floor.

#### Bedroom Two

13'9 x 7'4 (4.19m x 2.24m )

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

### Second Floor

#### Loft Room

14'9 x 13'9 (4.50m x 4.19m)

Velux window, central heating radiator and eave storage.

### External

### Rear

Enclosed tiered garden with block paving, patio, artificial lawn and access to detached garage with water and plumbing.

### Front

Garden with artificial lawn and block paved driveway.

