


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	67	
(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.

Bradshaw Close, Nelson, BB9 9BB

£129,950

AN ENVIABLE TRUE BUNGALOW

Having undergone a full transformation to the highest standard throughout with spacious rooms, neutral decorations and modern fixtures and fittings, this exceptional two bedroom semi detached bungalow is being proudly welcomed to the market in the sought after location of Nelson. With off road parking for up to three cars, wrap around gardens and being renovated fully throughout, this 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. With oak doors throughout the property, being fully re-plastered, as well as having new central heating and boiler, this property has everything needed for any potential buyer to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, two generously sized bedrooms and a modern shower room. The reception room guides you through to a contemporary fitted kitchen. Externally there is an enclosed wrap around garden with paving and bedding areas. To the front there is a stone chip garden with paving, bedding off road parking and access to two allocated parking spaces.

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

Bradshaw Close, Nelson, BB9 9BB

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 **2**  **1**  **1**  **D**

- An Envable True Bungalow
 - Modern Fixtures And Fittings
 - Off Road Parking
 - Tenure Freehold
- Two Bedrooms
 - Neutral Decoration
 - EPC Rating TBC
- Fully Renovated Throughout
 - Perfect Downsize
 - Council Tax Band B

Ground Floor

Entrance

Composite double glazed frosted door to the entrance vestibule.

Entrance Vestibule

3 x 2'11 (0.91m x 0.89m)

Oak door to the hallway.

Hallway

9'10 x 2'11 (3.00m x 0.89m)

Central heating radiator, wood effect laminate flooring, oak doors to reception room, two bedrooms and shower room.

Reception Room

15'9 x 12'4 (4.80m x 3.76m)

Central heating radiator, electric fire, television point, oak door to the kitchen, UPVC double glazed sliding door to the rear.

Kitchen

12'7 x 7'11 (3.84m x 2.41m)

UPVC double glazed window, central heating radiator, a range of cream high gloss wall and base units, granite effect surface, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with a four ring induction hob and extractor hood, integrated fridge and freezer, plumbing for washing machine, Vaillant boiler, wood effect laminate flooring, UPVC double glazed frosted door to the rear.

Bedroom One

13'2 x 9 (4.01m x 2.74m)

UPVC double glazed window, central heating radiator, meter cupboard.

Bedroom Two

8'9 x 6 (2.67m x 1.83m)

UPVC double glazed window, central heating radiator, loft access.

Shower Room

7'3 x 6 (2.21m x 1.83m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, direct feed walk in shower, dual flush WC, pedestal wash basin with mixer tap, PVC marble effect panelled elevations, PVC cladding to the ceiling, wood effect lino flooring.

External

Front

Tiered garden with paving, bedding, stone chip and mature shrubs, driveway and two allocated parking spaces on the car park.

Rear

Paved wrap around garden with bedding and timber storage shed.



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