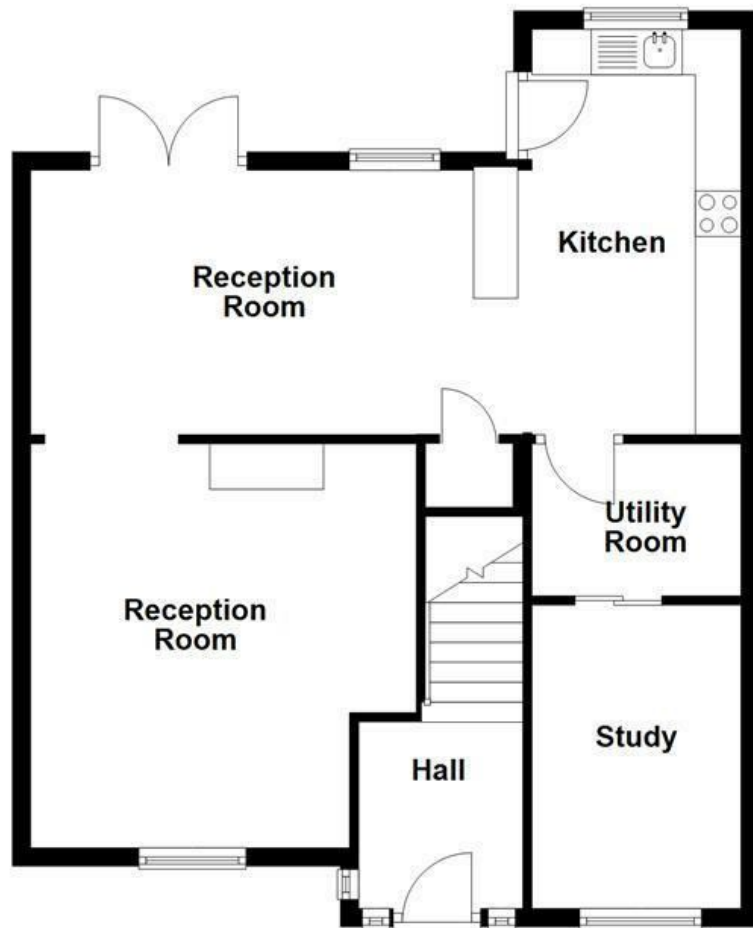
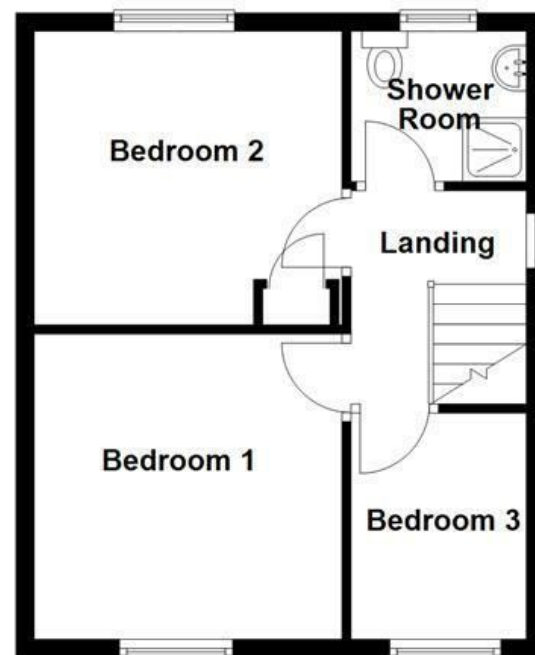


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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.

Weatherhill Crescent, Nelson, BB9 0HF

£199,950

STUNNING THREE BEDROOM SEMI DETACHED FAMILY HOME

Located in the sought after area of Weatherhill Crescent, Brierfield, this delightful three-bedroom semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts a beautifully landscaped garden, perfect for outdoor relaxation and entertaining.

The highlight of the home is the stunning kitchen/dining room, equipped with modern fitted appliances that make cooking and dining a pleasure. The spacious lounge offers a warm and inviting atmosphere, enhanced by tasteful decor that flows throughout the home. Each of the generously sized bedrooms provides ample space for comfort and personalisation, making it an ideal setting for family life.

The property also features a well-appointed family shower room, ensuring convenience for all residents. Additionally, there is significant potential to extend the property, allowing for the creation of an extra bedroom or a reception room, tailored to your needs.

For those with vehicles, the driveway accommodates multiple cars, providing ease and accessibility. This home is not just a property; it is a canvas for your future, set in a friendly neighbourhood that offers a sense of community. With its appealing features and potential for further enhancement, this house is a must-see for anyone looking to settle in Brierfield.

Weatherhill Crescent, Nelson, BB9 0HF

£199,950

3

1

2

D

■ Semi Detached Property

■ Fitted Kitchen With Appliances And Separate Utility Room

■ Off Road Parking

■ EPC Rating: D

■ Three Bedrooms

■ Three Piece Modern Shower Room

■ Tenure: Freehold

■ Two Reception Rooms And Study Room

■ Enclosed Rear Garden

■ Council Tax Band: C

Ground Floor

Hall

6'9 x 5'11 (2.06m x 1.80m)

UPVC double glazed frosted entrance door, three UPVC double glazed frosted windows, central heating radiator, feature wall light, wood effect flooring, stairs to first floor and door to reception room one.

Reception Room One

14'3 x 11'1 (4.34m x 3.38m)

UPVC double glazed window, central heating radiator, coving, gas fire and open access to reception room two.

Reception Room Two

17'9 x 9'6 (5.41m x 2.90m)

UPVC double glazed window, central heating radiator, coving, spotlights, under stairs storage, open access to kitchen and UPVC double glazed French doors to rear.

Kitchen

14'7 x 7'6 (4.45m x 2.29m)

UPVC double glazed window, upright central heating radiator, spotlights, wall and base units, wood effect worktops, tiled splash backs, stainless steel sink with draining board and mixer tap, integrated oven, four ring induction hob, extractor hood, integrated fridge freezer, integrated dishwasher, wood effect flooring and door to utility room.
and UPVC double glazed frosted door to rear.

Utility Room

8'2 x 5'6 (2.49m x 1.68m)

Plumbing for washing machine, Visman boiler and sliding door to study.

Study

10'11 x 7'5 (3.33m x 2.26m)

UPVC double glazed window and central heating radiator.

First Floor

Landing

8'5 x 6'2 (2.57m x 1.88m)

UPVC double glazed window, loft access and doors to three bedrooms and shower room.

Bedroom One

11'9 x 11' (3.58m x 3.35m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'1 x 10'7 (3.38m x 3.23m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Three

8'2 x 6'3 (2.49m x 1.91m)

UPVC double glazed window and central heating radiator.

Shower Room

6' x 5'5 (1.83m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with waterfall mixer tap, direct fee rainfall shower in enclosure, PVC panel ceiling, tiled elevation and wood effect flooring.

External

Front

Driveway for off road parking.

Rear

Enclosed laid to lawn, Indian stone, decking, stone chips and bedding areas.

Tel: 01282469023

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