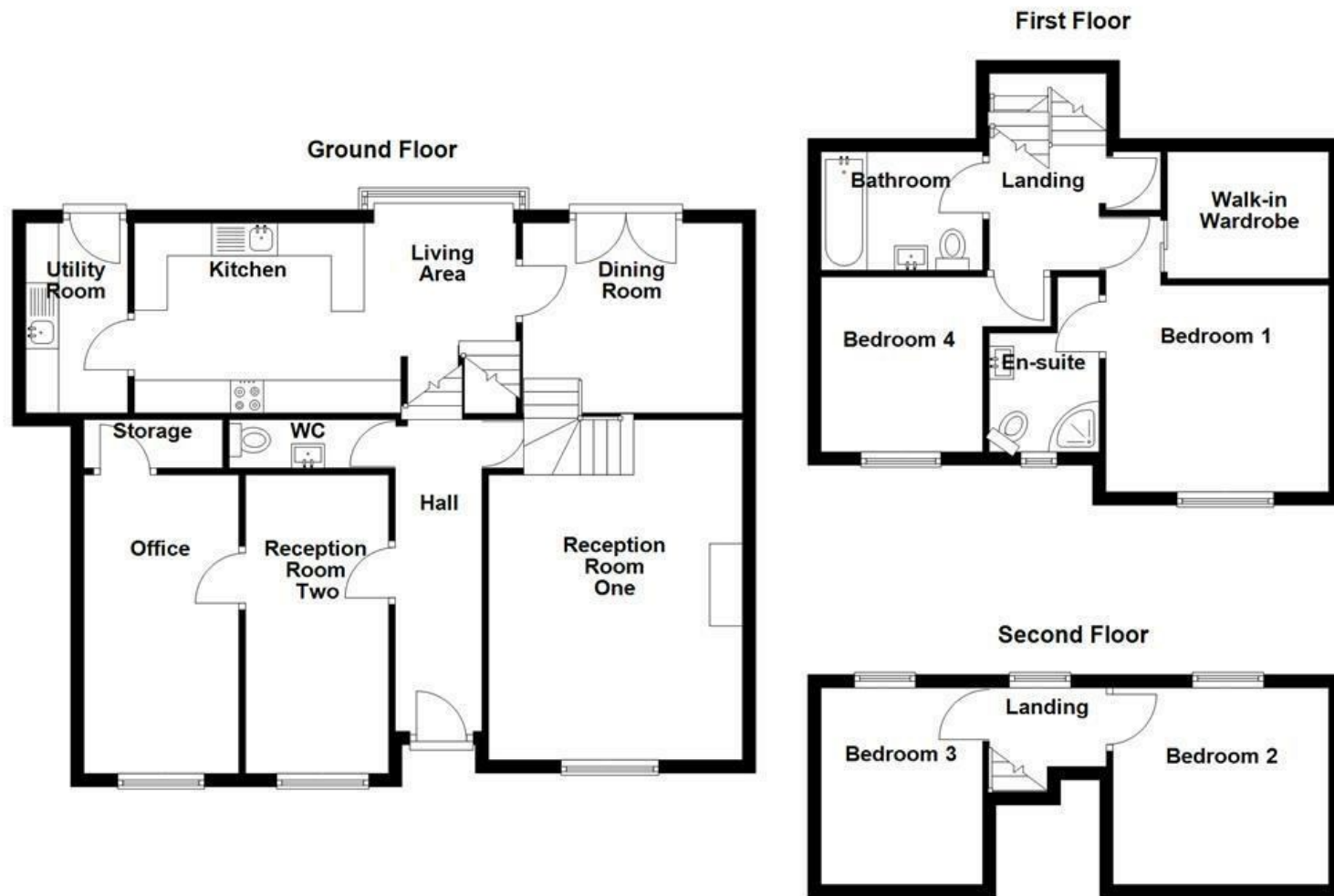




| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 64      | 73        |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Hillsborough Avenue, Nelson, BB9 0HB

### Offers Over £325,000

IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME CORNER PLOT WITH LAND TO PAVEMENT

Welcome to Hillsborough Avenue in Brierfield, Nelson, this splendid four-bedroom detached family home offers a perfect blend of modern living and spacious comfort. Spanning three floors, the property is designed to cater to the needs of a growing family.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertainment. The sitting area is perfect for unwinding, while the office space offers a quiet nook for work or study. The modern kitchen is a culinary delight, complete with a separate utility room that enhances functionality and convenience.

The first floor boasts a luxurious main bedroom featuring an en suite bathroom and a generous walk-in wardrobe, ensuring a private retreat for the homeowners. Additionally, there is another well-proportioned bedroom and a family bathroom, making this level ideal for family living.

Ascending to the second floor, you will find two more spacious bedrooms, perfect for children or guests, providing them with their own private space.

The property is set on a fantastic corner plot, offering a lovely rear garden that is perfect for children to play and for family gatherings. The large driveway accommodates multiple vehicles, adding to the convenience.

# Hillsborough Avenue, Nelson, BB9 0HB

## Offers Over £325,000

 4  2  3  D

- Tenure Freehold
  - Large Driveway For Ample Off Road Parking With EV Charging Point
  - Viewing Essential
  - Easy Access To Major Commuter Routes
- Council Tax Band E
  - Impressive Corner Plot With Land To Pavement
  - Spacious Kitchen/Living Area
- EPC Rating D
  - Ideal Family Home With Built In Air Conditioning In Bedroom One And Bedroom Two
  - Envious Garden Space

### Ground Floor

#### Entrance

UPVC frosted door to hall.

#### Hall

15'6 x 4'4 (4.72m x 1.32m)

Central heating radiator, coving, smoke alarm, doors to two reception rooms, WC, stairs to living area and oak flooring.

#### WC

7'11 x 2'6 (2.41m x 0.76m)

Dual flush WC, wall mounted wash basin with mixer tap, part tiled elevation and tiled floor.

#### Reception Room One

17'5 x 12'8 (5.31m x 3.86m)

UPVC double glazed window, central heating radiator, two feature wall lights, multi fuel burning stove with wood mantle, television point, coving and stairs to dining room.

#### Reception Room Two

15'2 x 7'2 (4.62m x 2.18m)

UPVC double glazed window, central heating radiator, coving, spotlights, door to office and oak flooring.

#### Office

14'10 x 7'9 (4.52m x 2.36m)

UPVC double glazed window, central heating radiator, coving and wood effect flooring.

#### Dining Room

11'10 x 9'6 (3.61m x 2.90m)

UPVC French doors to rear, central heating radiator, coving and wood effect laminate flooring.

#### Living Area

9'5 x 7'5 (2.87m x 2.26m)

UPVC double glazed box window, central heating radiator, stairs to first floor, open to kitchen, door to dining room and wood effect flooring.

#### Kitchen

11'5 x 9'8 (3.48m x 2.95m)

UPVC double glazed window, gloss wall and base units, granite surface, under unit lighting, inset stainless steel one and a half sink with drainage ridges and mixer tap, double oven, four ring induction hob, integrated fridge, extractor hood, part tiled elevation, tiled floor and door to utility.

#### Utility

9'9 x 5'1 (2.97m x 1.55m)

UPVC frosted door to rear, central heating radiator, gloss wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, plumbed for washing machine, access to Baxi boiler, part tiled elevation and tiled floor.

#### First Floor

### Landing

9'11 x 5'10 (3.02m x 1.78m)

Loft access, smoke alarm, stairs to second floor, doors to two bedrooms and bathroom.

#### Bedroom One

13'7 x 10'10 (4.14m x 3.30m)

UPVC double glazed window, central heating radiator, air conditioning, sliding door to walk in wardrobe, door to en suite, spotlights and wood effect laminate flooring.

#### En Suite

8'10 x 5'10 (2.69m x 1.78m)

UPVC frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, enclosed direct feed shower, tiled elevation, extractor fan, PVC to ceiling, spotlights and tiled floor.

#### Walk In Wardrobe

8'3 x 6'7 (2.51m x 2.01m)

Spotlights and wood effect laminate flooring.

### Bedroom Four

13'2 x 8'6 (4.01m x 2.59m)

UPVC double glazed window, central heating radiator and storage.

### Bathroom

6' x 8'4 (1.83m x 2.54m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, P shaped jet bath, overhead direct feed rainfall shower, spotlights, extractor fan, tiled elevation and tiled floor.

### Second Floor

#### Landing

10'1 x 5'8 (3.07m x 1.73m)

UPVC double glazed window, central heating radiator, loft access and doors to two bedrooms.

#### Bedroom Two

11' x 9'11 (3.35m x 3.02m)

UPVC double glazed window, air conditioning and central heating radiator.

#### Bedroom Three

9'10 x 8'6 (3.00m x 2.59m)

UPVC double glazed window and central heating radiator.

### External

#### Front

Block paved drive, E V charging point, laid to lawn garden, paving and stone chippings.

#### Rear

Enclosed laid to lawn garden, paving, stone chippings, hedge and shed.



Tel: 01282469023

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