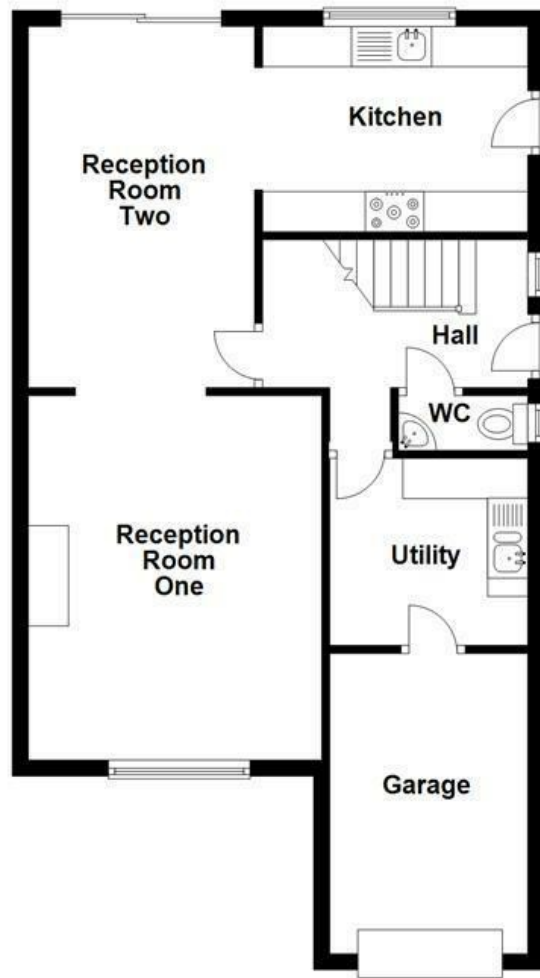
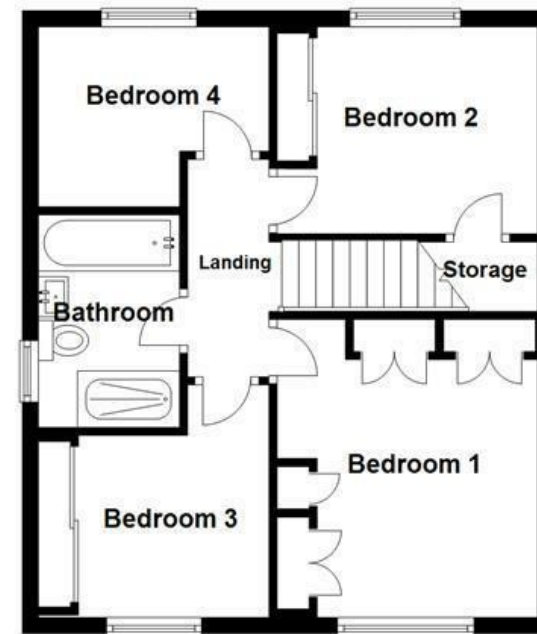


Ground Floor



First Floor



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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.

Linkside Avenue, Nelson, BB9 9LJ

Offers Over £245,000

AN IMMACULATE AND SPACIOUS FOUR BEDROOM DETACHED HOME

Keenans are proud to present to the market this spacious and beautifully presented four bedroom detached home. Situated in the sought after area of Nelson, this well maintained property is within close proximity to local amenities, as well as highly regarded schools and major commuter routes to surrounding towns and villages. Boasting two spacious reception rooms, four generously sized bedrooms, a modern four piece bathroom suite and an enviable garden to the rear. The perfect property for a family looking for their dream home!

The property comprises briefly: entrance into a welcoming hallway with stairs leading to the first floor and doors providing access to the dining room, utility room and downstairs WC. The reception room and dining room are open plan with the fitted kitchen. The dining room has French doors leading out to the rear and the kitchen has a door out to the side. The utility room has ample space and a door to the integral garage. The first floor landing houses doors on to four generously sized bedrooms and a four piece bathroom suite. Externally, the rear of the property offers an enclosed tiered garden with paved patio and bedding areas. The front of the property has access to the garage and off road parking.

View early to avoid disappointment! Contact our Burnley team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

Linkside Avenue, Nelson, BB9 9LJ

Offers Over £245,000



- Immaculate Detached Property
- Open Plan Living
- Driveway and Integral Garage
- New roof and new boiler fitted
- Four Bedrooms
- Contemporary Fitted Kitchen
- Tenure Freehold And EPC Rating C
- Four Piece Bathroom
- Well Maintained Garden to Rear
- Council Tax Band D

Ground Floor

Entrance Hall

10'9 x 5'5 (3.28m x 1.65m)
UPVC front door, UPVC double glazed frosted window, central heating radiator, coving, dado rail, doors leading to WC, reception room two, utility and stairs to first floor.

WC

5'3 x 2'3 (1.60m x 0.69m)
UPVC double glazed frosted window, dual flush WC, wall mounted wash basin with traditional taps and part tiled elevations.

Utility

7'8 x 7'7 (2.34m x 2.31m)
Central heating radiator, wood panel wall and base units, laminate worktops, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for washing machine and dryer, space for fridge freezer, integrated boiler, laminate flooring and door to garage.

Reception Room Two

14'9 x 9'3 (4.50m x 2.82m)
Central heating radiator, coving, open to reception room one, open to kitchen and UPVC double glazed sliding doors to rear.

Reception Room One

14'11 x 12'4 (4.55m x 3.76m)
UPVC double glazed window, central heating radiator, coving, wall mounted electric fire and television point.

Kitchen

10'10 x 8'5 (3.30m x 2.57m)
UPVC double glazed window, range of wood panel wall and base units, laminate worktops, space for range cooker, extractor hood, stainless steel one and a half bowl sink and drainer with mixer tap, integrated dishwasher, space for fridge freezer, laminate flooring and UPVC double glazed frosted door to rear. All Kitchen appliances will be left in the property

First Floor

Landng

Coving, loft access with ladder, loft boarded for storage, feature wall light, dado rail, doors leading to four bedrooms and bathroom.

Bedroom One

12'4 x 10 (3.76m x 3.05m)
UPVC double glazed window, central heating radiator and fitted wardrobes and dresser.

Bedroom Two

11'2 x 8'8 (3.40m x 2.64m)
UPVC double glazed window, central heating radiator, spotlights, fitted wardrobes and storage.

Bedroom Three

10'3 x 9'5 (3.12m x 2.87m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

9'1 x 7'4 (2.77m x 2.24m)
UPVC double glazed window and central heating radiator.

Bathroom

8'6 x 5'8 (2.59m x 1.73m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, walk-in direct feed rainfall shower and rinse head, spotlights, fully tiled elevations and wood effect flooring.

Exterior

Rear

Enclosed tiered garden with two separate flagged patio, bedding areas and laid to lawn.

Front

Off road parking for 3 vehicles comfortably and access to integral garage.

