



FARDELLA
& BELL



14 Surrey Road, Nelson

In Excess of **£185,000**



14 Surrey Road

Nelson, Nelson

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Semi detached
- Three bedrooms
- Popular location
- Close to motorway links
- Rear garden
- Leasehold 999 years



Lounge

Matting to the floor upon entry, laminate flooring, spotlights to the ceiling, TV point, uPVC double glazed bay window, uPVC double glazed window, two radiators, uPVC doors leading to conservatory and open balustrade staircase.

Downstairs WC

Push button WC with sink and chrome mixer tap, uPVC frosted window and ceiling light point.

Kitchen

Laminate flooring, breakfast bar area, electric oven and hob with overhead extraction point, uPVC double glazed window, washing machine point, sink with drainer and chrome mixer tap, a mix of wall and base units, spotlights, fridge/ freezer point, radiator and understairs storage.

Conservatory

Laminate flooring, uPVC double glazed windows and door, ceiling light point, radiator, door leading into kitchen and uPVC doors leading to lounge.

Landing

Fitted carpet, frosted uPVC double glazed window and loft access point.

Bedroom one

uPVC double glazed window, radiator, fitted carpet and spotlights to the ceiling.

Bedroom two

TV point, uPVC double glazed window, spotlights and fitted carpet.

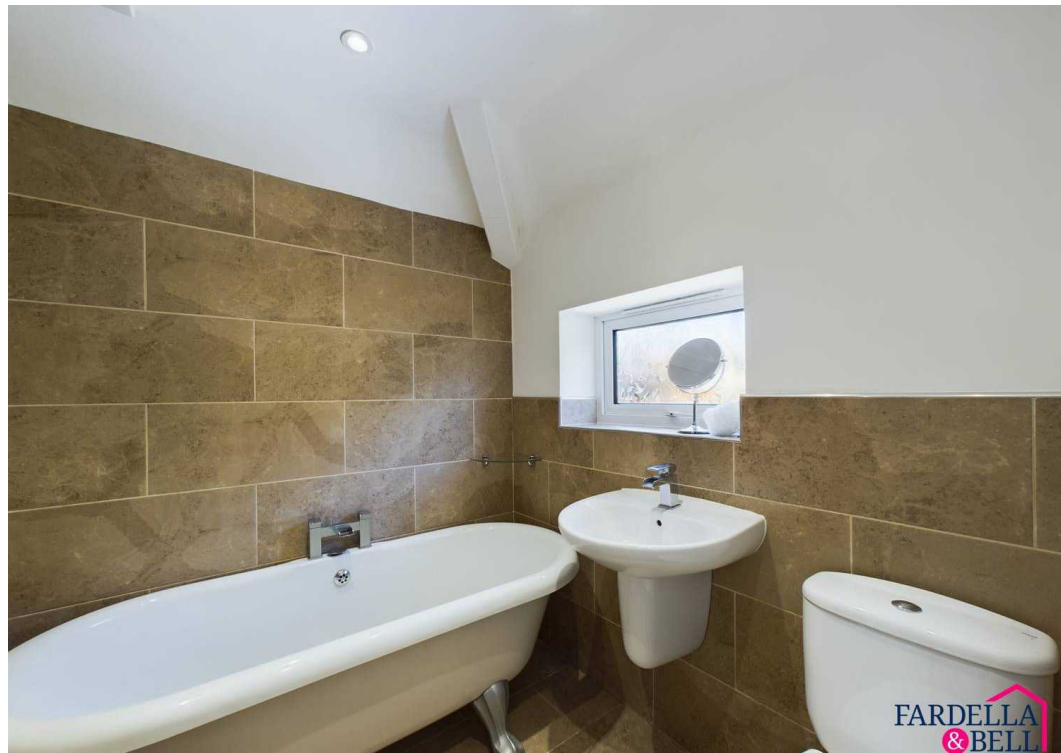
Bedroom three

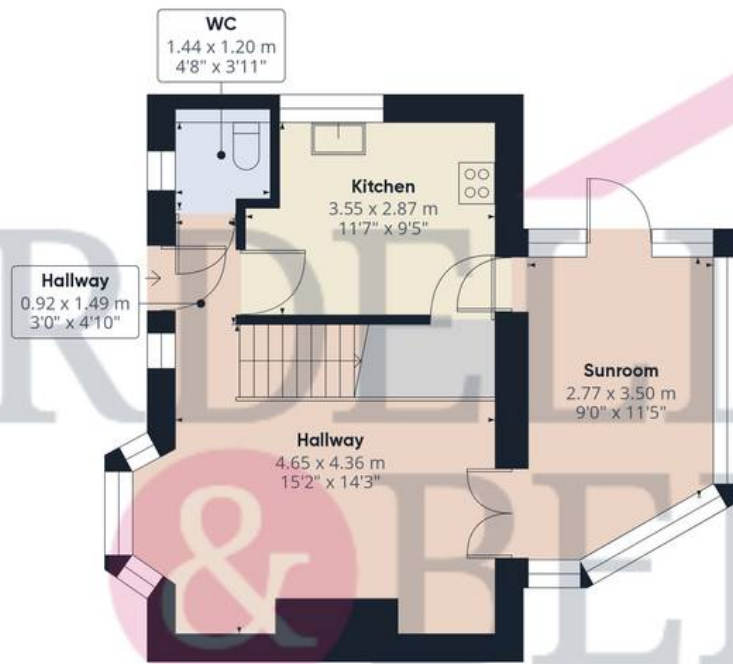
Radiator, fitted carpet, ceiling light point and uPVC double glazed window.

Bathroom

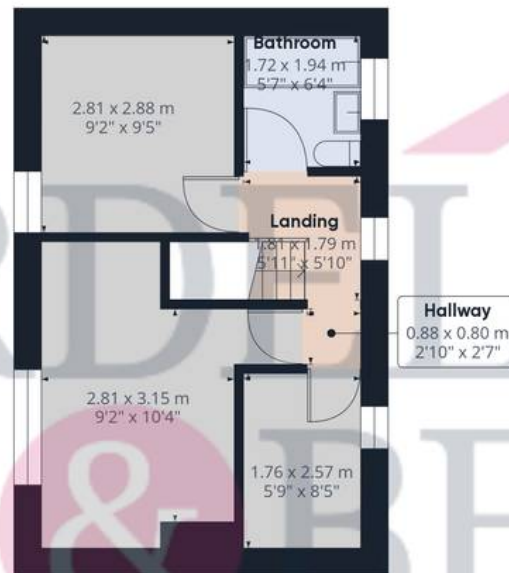
Partially tiled walls, frosted uPVC double glazed window, freestanding bath with mixer tap, sink with mixer tap, chrome heated towel rail, tiled flooring and push button WC.







Floor 0



Floor 1

Approximate total area⁽¹⁾

77.33 m²

832.37 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



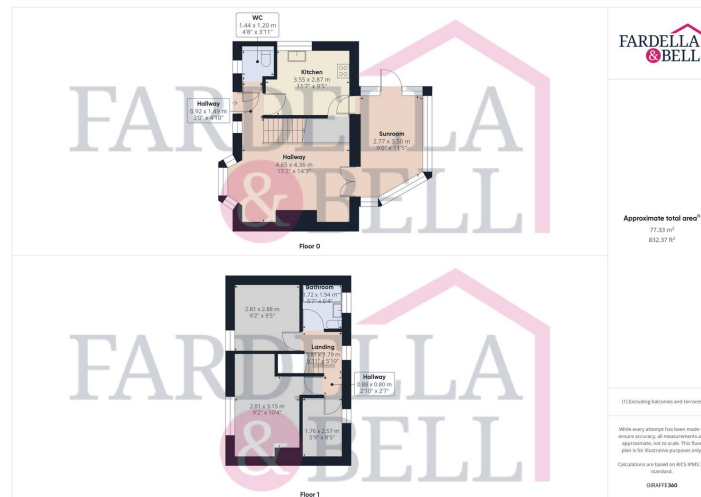
GARDEN

Rear garden with large decked area for sitting and paved patio area with stretches around the side of the property. Side gate access and fenced boundaries.

FRONT GARDEN

Stone wall to the front and steps leading to the front door. Large stone chipped area to the front.

PERMIT





Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/

