





## 265 Barkerhouse Road

Nelson, Nelson

Charming 2-bed semi-detached bungalow with modern kitchen, shower room, garden room extension, and spacious garden. Driveway for 3 cars, outdoor seating, shed with electric supply, and tranquil outdoor space for relaxation and entertainment. Ideal for contemporary living and outdoor bliss.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Two bedrooms
- Semi detached bungalow
- Large garden to the rear
- Garden room extension
- Freehold
- Modern kitchen dining space
- Modernised property
- Shower room
- Driveway for three cars



### Hallway

Radiator, Karndean flooring and spot lights.

### Entrance vestibule

Wooden door leading through to the entrance hallway, fitted storage and a ceiling light point.

### Living room

uPVC double glazed window to the front, a uPVC double glazed window to the side aspect, wall mounted gas fire, TV point, radiator, spot lights and an open balustrade staircase leading to the first floor bedroom.

### Kitchen / dining space

Howdens breakfast kitchen - a mix of wall and base units in high gloss, a uPVC double glazed window to rear, glass splash backs, fitted feature wine rack, integrated dishwasher, double electric oven and microwave oven, gas hob, remote controlled extractor fan, integrated fridge freezer, Lamona sink with mixer tap, feature centre drop down ceiling with spotlights, Karndean flooring, under unit lights, plinth lighting, mirror shelving and space for a dining table / chairs.

### Utility room

uPVC double glazed frosted window, Rock composite door with frosted glass leading out to the side aspect, integrated washing machine, integrated dryer, base units, sink with a chrome mixer tap, radiator, spotlights and Karndean flooring.

### Downstairs WC

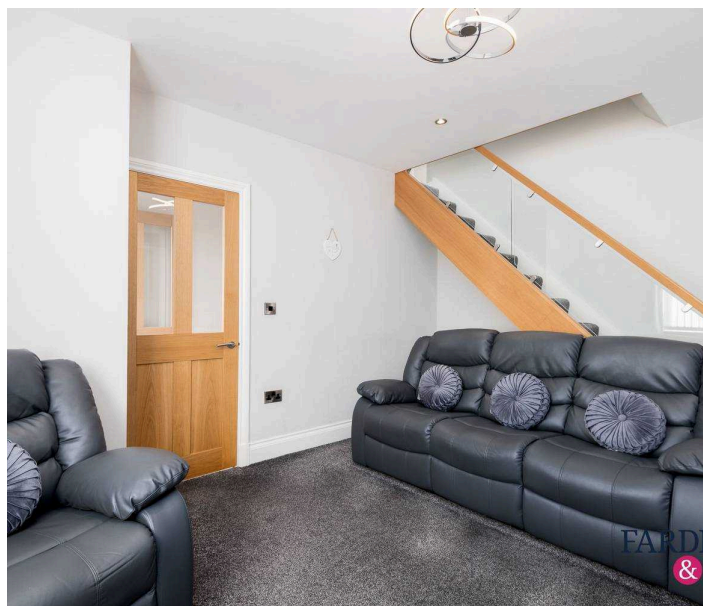
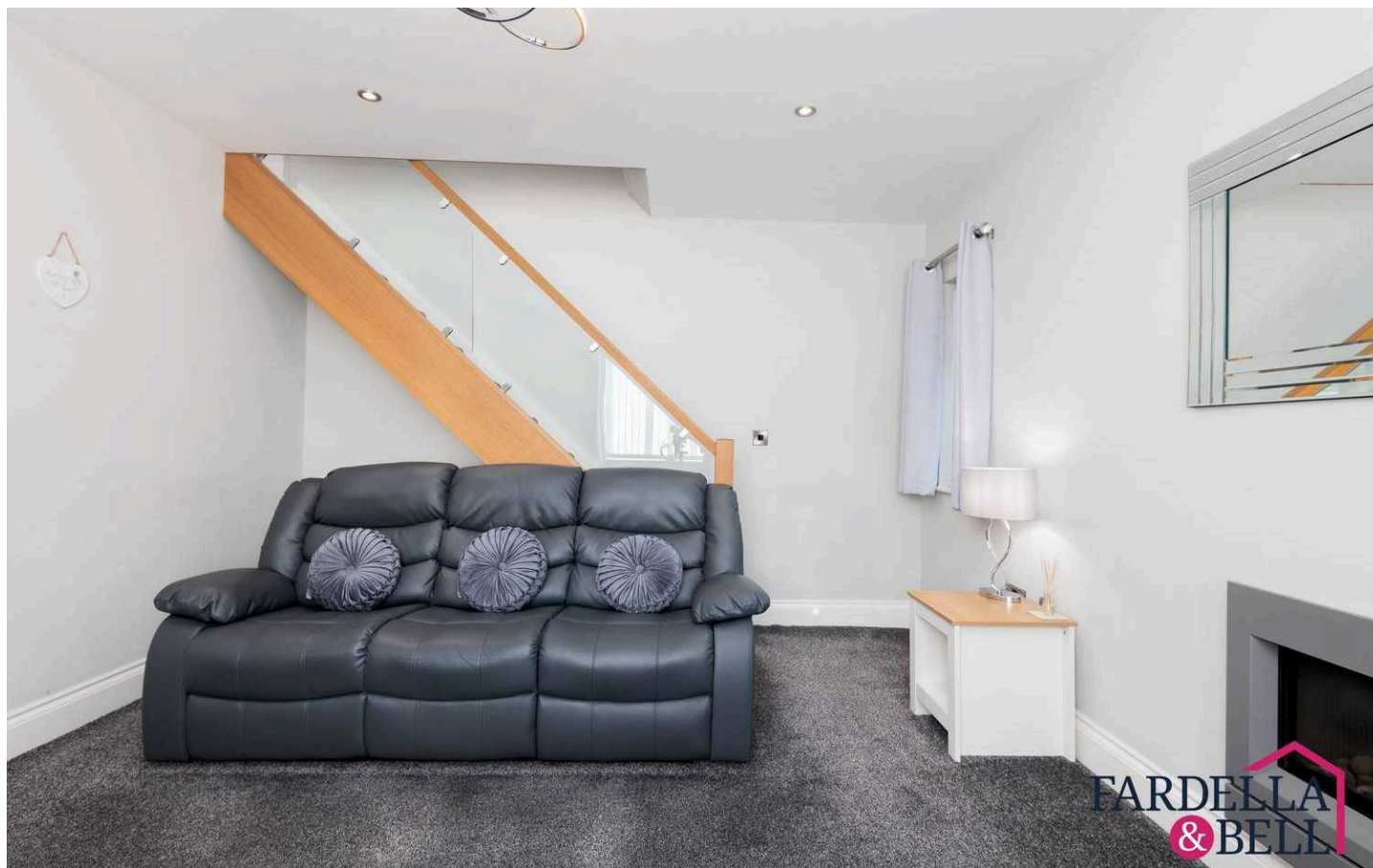
WC, corner sink, a uPVC double glazed frosted window to side, partially tiled walls, heated towel rail, extractor point, spotlight lights and Karndean flooring.

### Garden room

uPVC double glazed windows to side and rear aspects, uPVC double glazed double patio doors opening out to the rear garden, radiator, spot lights and Karndean flooring.

### Bedroom one

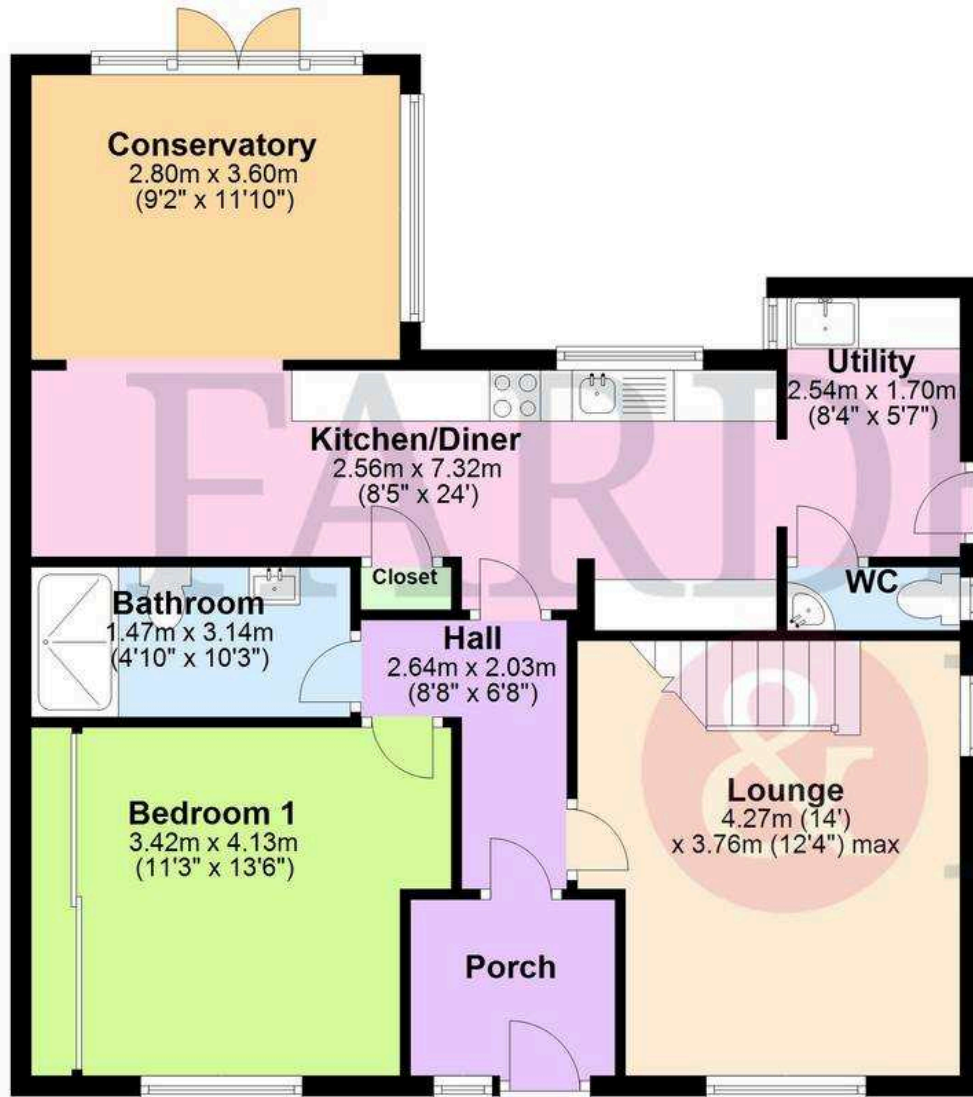
uPVC double glazed window, TV point, fitted carpet, fitted wardrobe storage and radiator.





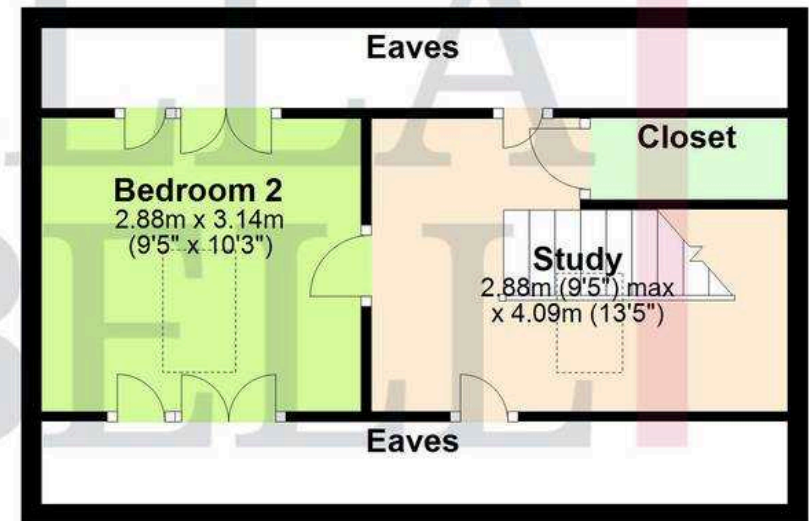
## Ground Floor

Approx. 73.0 sq. metres (785.3 sq. feet)



## First Floor

Approx. 34.2 sq. metres (368.3 sq. feet)



Total area: approx. 107.2 sq. metres (1153.6 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)  
Plan produced using PlanUp.



### FRONT GARDEN

Block paved driveway with parking for several cars, security lighting, side gate leading to the rear.

### REAR GARDEN

Large raised laid to lawn area, block paved seating area, outdoor sockets, security lighting, outdoor water tap and a shed with electric supply.

### DRIVEWAY





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