



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT
IN BURNLEY

FARDELLA
& BELL

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& BELL

22 Weatherhill Crescent, Brierfield

In Excess of £195,000



22 Weatherhill Crescent

Brierfield, Nelson

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Council tax band C
- 3 Bedrooms
- Sought after location
- Semi detached
- Freehold
- Driveway
- Large garden
- Gas central heating



Living Room

This generously sized living room boasts elegant parquet flooring, a gas fireplace, ceiling light point, uPVC double glazed window and an arched doorway that enhances the flow into the adjoining space.

Dining Room

This bright and airy dining room features elegant parquet flooring, dual access through uPVC double glazed glass panelled doors, ceiling light point and generous natural light from stained glass panelled doors opening to the garden.

Kitchen

This contemporary kitchen is equipped with sleek cabinetry, ceiling spotlights, laminate flooring, integrated electric oven, hob and overhead extractor fan, fridge, microwave, dishwasher, uPVC double glazed window and a stylish tiled backsplash.

Conservatory

This well lit conservatory features expansive uPVC double glazing, a translucent roof, ceramic tiled flooring and seamless access to the garden through double doors.

Master Bedroom

This master bedroom offers a spacious layout with neutral tones, fitted carpet, ceiling light point, fitted radiator and ample natural light from a large uPVC triple glazed window.

Bedroom 2

This well proportioned second bedroom features neutral tones, fitted carpeting, large uPVC double glazed window and a practical layout ideal for guest or family use.



Bedroom 3

This third bedroom benefits from natural light through a uPVC double glazed window, fitted carpet, ceiling light point and offers a practical layout ideal for a single occupant or home office use.

Bathroom

This stylish bathroom features a walk in shower with textured tiling, a sleek vanity unit with built in storage, push button toilet and a frosted window providing natural light and privacy.







Total Property Area: approx - 104.06 Sq Meters (1,120.09 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area 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.



GARDEN

This well maintained garden offers a mix of greenery and decking, complemented by a raised deck and a conservatory that enhances the connection between indoor and outdoor living.

GARAGE

DRIVEWAY





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