



256 Kings Causeway

Brierfield, Nelson

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Detached three-bedroom bungalow + Annexe
- Highly desirable Nelson location
- Close to main road links and well-regarded schools
- Gas central heating and flat roof
- Off-road parking and garage space
- Generous plot with garden
- Full renovation project offering huge potential



Overall description

Set on a substantial plot, this detached three-bedroom bungalow offers generous space, versatility and huge potential to transform. The accommodation features an open-plan living, kitchen and dining area ideal for family life, a separate utility room and a family bathroom. Benefitting from gas central heating, a flat roof and off-road parking, it combines practicality with scope. To the side is a self-contained annex-style area, perfect for multi-generational living, a teenager's suite or guest space, with potential for its own living area, bedroom and bathroom. In need of renovation, this property is a rare opportunity for cash buyers or project seekers to create a stunning family home.

Garden

The property sits on a generous plot surrounded by mature greenery, offering a sense of privacy and seclusion. Externally, there is a block-paved driveway providing ample off-road parking and access to the attached garage. The plot allows for access around the entire property, with pathways and garden space extending to all sides, ideal for anyone wanting to redesign the outdoor area to suit their lifestyle. The surrounding trees and hedging create a natural boundary, giving the home a peaceful setting and excellent potential for landscaping or extension (subject to planning).





Approximate total area⁽¹⁾

141.4 m²

1522 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Fardella & Bell Estate Agents

143 Burnley Road,, Padiham – BB12 8BA

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

