

# WAIDSHOUSE ROAD, NELSON, BB9 0RS



**EDGE OF TOWN LOCATION / CLOSE TO SHOPS & MARSDEN HEIGHTS SCHOOL / EXTENDED FAMILY-SIZED HOME** / Located just-off Halifax Road, towards the outskirts of town, this larger than average semi-detached home affording extended accommodation which will appeal to the growing family. Gardens front and rear together with a private driveway accessed from the rear, are further features.



**CLIFFORD SMITH  
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Clifford Smith Sutcliffe is a trading name of Smith Sutcliffe Solicitors. Smith Sutcliffe is Authorised and Regulated by the Solicitors Regulation Authority, Registration No. 55532. The principal office is at 50 Manchester Road, Burnley, BB1 1HJ. A list of the names of the Partners is available from that office upon request.



Located towards the outskirts of town, just-off Halifax Road. Well placed within close proximity of local shopping amenities, with regular bus routes to the surrounding towns and a number of schools nearby including the Marsden Heights super-school. Only a few minutes' drive from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

A larger than average family-sized semi-detached home having been extended to provide accommodation to suit the growing family. The property boasts three generously proportioned reception rooms to the ground floor level, and three nicely proportioned bedrooms to the first floor. The neutral décor adds to the feeling of space, and the property benefits from the usual comforts having been installed. Occupying an elevated position to the front with lawned garden and a good-sized private lawned garden to the rear with twin timber gates onto a block-paved driveway also accessed at the rear. An early appointment to view is highly recommended to appreciate.

**BRIEFLY COMPRISING:- RECEPTION HALLWAY, THREE RECEPTION ROOMS, CONSERVATORY, BREAKFAST KITCHEN, UTILITY ROOM AND TWO-PIECE CLOAKROOM, THREE BEDROOMS, MODERN HOUSE BATHROOM, LAWNED GARDEN TO FRONT, GOOD-SIZED PRIVATE LAWNED GARDEN TO THE REAR AND BLOCK-PAVED DRIVEWAY.**

## The Accommodation Afforded is as follows:-

### UPVC Entrance Door

Having frosted double glazed centre panel and opening into:-

### Reception Hallway

**13'05" x 7'05"** Stairs with spindle balustrade ascending to the first floor level, understairs storage cupboard, dado rail, radiator, inbuilt meter cupboard, laminate wood floor. Attractive Oak-panelled doors leading from hallway and opening into:-



### Reception Room Two

**11'05" x 13'11"** into chimney breast recess. Attractive Oak panelled door to reception hallway, radiator. Glazed panelled doors with glazed side panels to :-

### Conservatory

**8'06" x 9'08"** UPVC framed double glazed construction set onto dwarf walling, laminate wood floor, radiator. UPVC double glazed French-style doors leading out into the private rear garden.



### Reception Room One

**9'11" x 13'10"** into chimney breast recess. Feature polished wood fireplace with marble inlay / hearth and inset coal-effect living flame gas fire, wall light points, radiator. UPVC framed double glazed bay-window affording an elevated outlook to the front elevation. Arched opening through into:-





### Breakfast Kitchen

**7'11" x 18'07"** Circular stainless steel sink unit and drainer with cupboards under, matching range of wall, base and glazed display units, co-ordinating worktops extending to breakfast bar and part-tiled walls, space for range-style cooker with extractor canopy over, radiator, space for fridge freezer. UPVC framed double glazed window overlooking the rear garden. Doors returning to hallway and leading to cloakroom. Opening through into:-



### Reception Room Three

**11'04" x 9'08"** UPVC framed double glazed window to the front elevation, radiator. Oak panelled door returning to reception hallway.

### Utility Room

**8'0" x 7'11"** Circular sink unit with cupboard under, matching wall and base units, co-ordinating worktops, plumbing for washing machine, Pine boarded walls and ceiling, wall mounted Main gas combination boiler, UVC framed double glazed window and UPVC door with frosted double glazed centre panel. Access to:-



### Cloakroom

**4'09" x 2'09"** Two piece white suite incorporating low-level WC and wash basin. UPVC framed frosted double glazed window.

### First Floor Landing

**7'04" x 6'07"** Loft access point. UPVC framed frosted double glazed window to the side elevation. Oak panelled doors leading from landing and opening into:-



### Bedroom One

**11'06" x 12'0"** plus door recess and into chimney breast recess. UPVC framed double glazed window to the front elevation, radiator.

EPC: **D**

Tenure: Freehold

Council Tax Band: A

Approximate Size: 1,345 Sqft

Disclaimer: In accordance with the Property Misdescriptions Act 1991 the following particulars have been prepared in good faith and are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent [where applicable] are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.





### Bedroom Two

10'0" x 13'10" Fitted wardrobes / cupboards with sliding mirror fronted doors. UPVC framed double glazed window to the rear elevation, radiator.

### Bedroom Three

8'02" x 9'07" Radiator. UPVC framed double glazed window to the front elevation, inbuilt storage cupboard.



### Modern Bathroom

5'09" x 6'04" Three piece modern white suite incorporating panelled bath with electric shower fittings, tiled area and glazed screen over, pedestal wash basin and low-level WC, tiled walls, tongue and groove boarding to one wall and ceiling, chrome heated towel rail, extractor. UPVC framed frosted double glazed window.

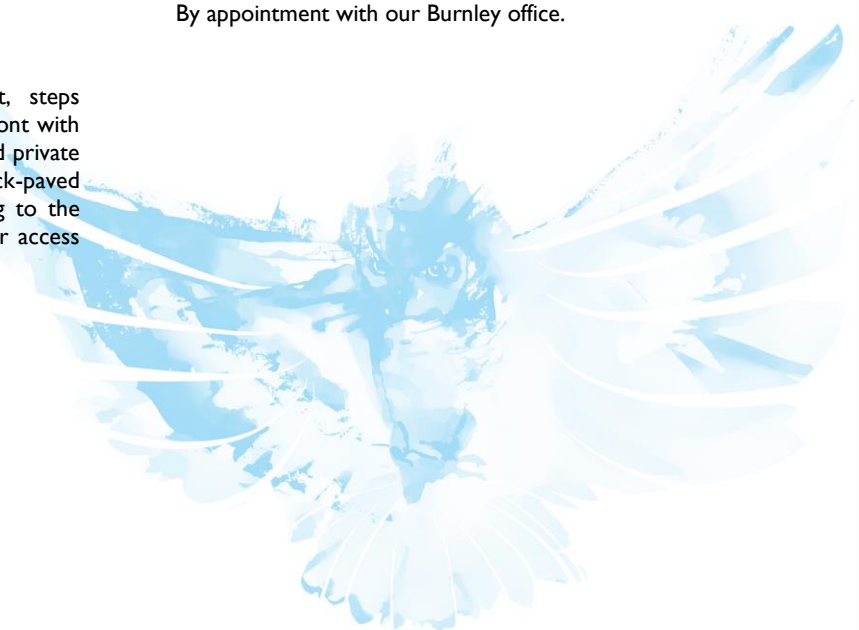
### Outside

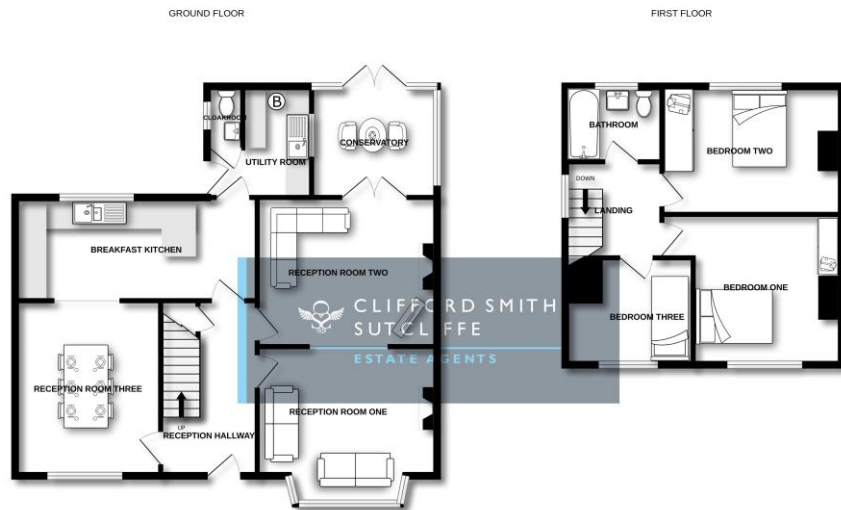
Stone walling and timber fencing to the front, steps ascending onto an elevated lawned garden to the front with paved walkways and flower / shrub beds. Good-sized private garden to the rear laid mainly to lawn with block-paved driveway providing off-road parking, timber fencing to the perimeter and twin timber gates providing vehicular access from the rear.



**Services :**  
Mains supplies of gas, water and electricity.

**Viewing :**  
By appointment with our Burnley office.





THREE BEDROOM SEMI DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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