



## ROSSER COURT, NELSON, BB9 9DF



**COMMUNITY OF SIMILAR BUNGALOWS / CLOSE TO TOWN CENTRE AMENITIES / ATTRACTIVELY MODERNISED THROUGHOUT** / Occupying a choice position well within this development constructed in the mid-1990s, this semi-detached bungalow affords well modernised, easily maintained accommodation which will appeal to couples and those seeking to downsize.



CLIFFORD SMITH  
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ALL UNDER ONE ROOF



The Property  
Ombudsman



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Occupying a choice position well-within this community of similar bungalows constructed in the mid-1990s and located on the outskirts of the town centre just-off Railway Street. Well placed within walking distance of town centre amenities and nearby Walverden Parkland, with regular bus and rail routes to the surrounding area from the nearby station. Only a short distance by car from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

An opportunity to acquire this semi-detached (End One of Three) bungalow affording easily maintained accommodation which has undergone a programme of modernisation, to the credit of the existing vendors. The property benefits from the usual modern comforts installed throughout an attractive reception room which opens into a private enclosed rear garden, and two nicely proportioned bedrooms. Externally there are more than ample gardens and parking for two vehicles on a private gravelled and block-paved driveway.

BRIEFLY COMPRISING:- ENTRANCE HALLWAY, ATTRACTIVE LOUNGE, MODERN KITCHEN, TWO NICELY PROPORTIONED BEDROOMS, MODERN BATHROOM, OFF-ROAD PARKING FOR TWO VEHICLES TO FRONT, LAWNED GARDENS BOTH FRONT AND REAR. VIEWING RECOMMENDED.

## The Accommodation Afforded is as follows:-

### UPVC Entrance Door

Having half-moon frosted double glazed centre panel and opening into:-

### Entrance Hallway

2'10" x 9'04" Laminate wood floor, radiator. Gloss-panelled doors from the hallway and opening into:-

### Reception Room One

16'02" x 12'02" UPVC framed double glazed French-style doors opening out into a private enclosed rear garden, radiator. Gloss-panelled door to:-



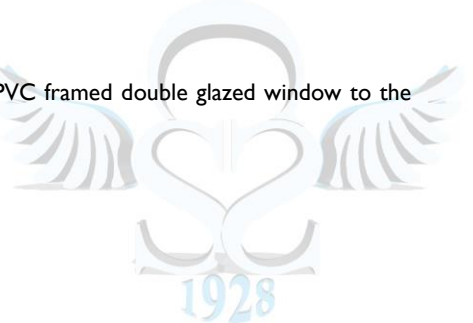
### Modern Kitchen

11'07" x 7'09" Modern composite sink unit and drainer with cupboards under, matching range of modern gloss-fronted wall and base units incorporating stainless steel oven / grill and four ring ceramic hob with extractor hood over, co-ordinating worktops and part-tiled walls, wall mounted gas combination boiler, plumbing for washing machine, space for tall fridge freezer and tumble dryer, radiator, laminate wood floor. UPVC framed double glazed window and UPVC door with half-moon frosted double glazed window leading into the rear garden.



### Bedroom One

12'07" x 9'0" UPVC framed double glazed window to the front, radiator.







### Bedroom Two

8'03" x 9'02" UPVC framed double glazed window to the front elevation, radiator.



### Bathroom

5'06" x 6'01" Three piece white suite incorporating panelled bath with chrome mixer shower fittings and folding glazed screen over, wash basin set into modern vanity-style unit and low-level W.C, radiator, laminate wood floor, boarded walls. UPVC framed frosted double glazed window to the side elevation.

### Outside

Gravelled and block-paved driveway providing off-road parking for two vehicles, lawned garden to the front and paved walkway extending to the side. Private enclosed garden to the rear with paved patio and lawned garden, screened for privacy by timber fencing and mature hedges to the perimeter.



Tenure : Freehold

Energy Performance Certificate Rating : C

Council Tax Band :

Approximate Square Footage : 511 SqFt / 47.5 SqM



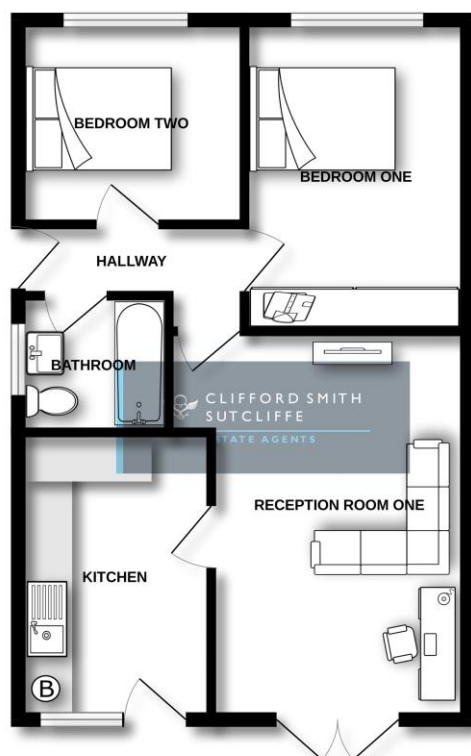
**Services :**

Mains supplies of gas, water and electricity.

**Viewing :**

By appointment with our Burnley office.

GROUND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TWO BEDROOM SEMI-DETACHED BUNGALOW

TOTAL FLOOR AREA : 511 sq.ft. (47.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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