



AVONDALE ROAD, NELSON, BB9 0DA

[NO CHAIN]



IMPRESSIVE PANORAMIC OUTLOOK / EASILY MAINTAINED SEMI / DRIVEWAY, GARAGE & GARDEN / Located towards the outskirts of town, yet within easy reach of local amenities and motorway access, this semi-detached property occupies a good-sized plot. The easily maintained interior will benefit from some further modernisation, with excellent potential to make your own.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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Boasting an impressive panoramic open outlook to the rear, with Pendle Hill dominating the distant skyline. Ideally located towards the outskirts of town, yet within easy reach of town centre amenities and access onto the M65 motorway approximately five-minutes by car, promoting complete freedom throughout the Northwest region.

A brick-built semi-detached property affording accommodation which will appeal to couples and young families alike. The easily maintained interior will benefit from some further modernisation, with excellent potential to make your own. Occupying a good-sized plot, there is a low-maintenance garden to the front and driveway to a detached garage, whilst to the rear there is a generous tiered garden.

BRIEFLY COMPRISING:- ENTRANCE HALLWAY, ATTRACTIVE SIZED LOUNGE AND DINING KITCHEN, REAR PORCH WITH STORE, TWO DOUBLE-SIZED BEDROOMS, SHOWER ROOM, DRIVEWAY PROVIDING OFF-ROAD PARKING TO DETACHED GARAGE, GARDEN TO FRONT AND SUBSTANTIAL TIERED GARDEN TO THE REAR.

The Accommodation Afforded is as follows:-

UPVC Side Entrance Door

Having frosted leaded double glazed centre panel and opening into:-

Entrance Hallway

4'02" x 4'08" Stairs ascending to the first floor level, picture rail, tiled floor area. Glazed panelled doors leading from the hallway and into:-



Reception Room One

13'01" x 13'08" into chimney breast recess. Feature stone-built fireplace with polished wood mantle and inset electric fire, coved ceiling with picture rail, wall light points, laminate wood floor. UPVC framed double glazed bow-window to the front elevation.



Dining Kitchen

9'0" x 13'07" Stainless steel sink unit and drainer with cupboards under, matching range of wall, base and tall units incorporating stainless steel double oven / grill and four ring ceramic hob, co-ordinating worktops and part-tiled walls, gas wall heater, understairs storage cupboard. UPVC framed double glazed windows to the side and the rear elevation, door returning to hallway. Access to:-

Rear Porch

6'05" x 4'05" UPVC double glazed construction, tiled floor area. UPVC door with double glazed centre panel leading into the rear garden, useful store.

First Floor Landing

5'10" x 7'06" Return spindle balustrade, picture rail, access via pull down ladder to boarded storage area with Velux-style window. Access to:-





Bedroom One

9'11" x 13'06" into chimney breast recess. Comprehensive range of fitted wardrobes / cupboards with sliding mirror fronted doors to centre. UPVC framed double glazed bow-window to the front elevation.



Bedroom Two

9'03" x 13'07" UPVC framed double glazed window to the rear elevation, inbuilt storage cupboard to chimney breast recess, wall mounted gas water heater.

Shower Room

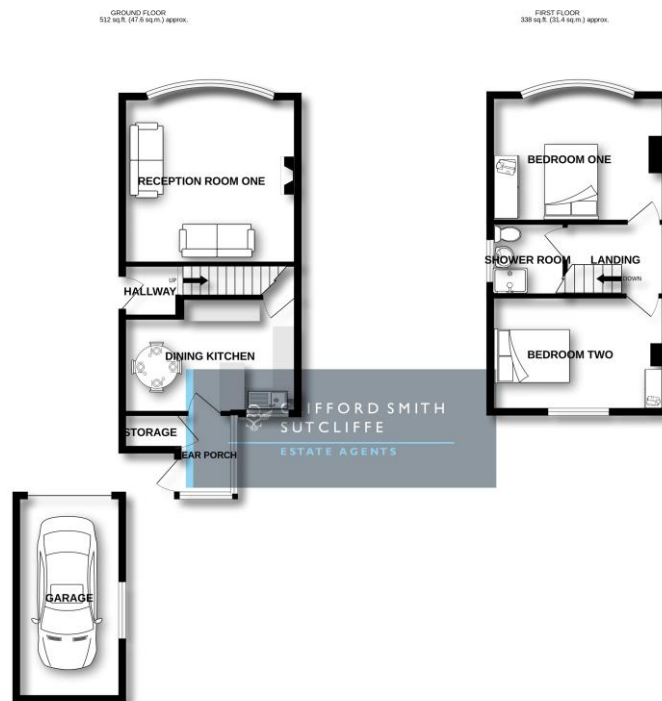
5'08" x 5'10" Three piece white suite incorporating pedestal wash basin, low-level WC and electric shower, part-tiled walls. UPVC framed frosted double glazed window.



Outside

Dwarf brick walling and low-maintenance artificial lawn to the front, extensive driveway providing off-road parking and leading to a detached garage [15'10" x 8'03"] having up-and-over door, power and lighting installed. Gated access leading onto a neat block-paved patio with steps descending into a substantial tiered garden at the rear with timber fencing to the perimeter.





TWO BEDROOM SEMI-DETACHED HOUSE
TOTAL FLOOR AREA: 850 sq.ft. (79.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other details are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, dimensions and appearance shown are not intended to be a guarantee as to the exact appearance of the property when built.
Made with Metaplan 02/05

Tenure : Freehold

Energy Performance Certificate Rating : TBC

Council Tax Band : B

Approximate Square Footage : 850 SqFt / 79 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

