



BATH STREET, NELSON, BB9 0NP

[NO CHAIN]



AVENUE OF SIMILAR STYLE PROPERTY / WELL-PLANNED SEMI-DETACHED HOME / GENEROUS SIZE REAR GARDEN / Positioned within an attractive avenue located towards the outskirts of town, yet within easy reach of nearby schools and amenities. This semi-detached property affords well-planned accommodation which will appeal to first time buyers, couples and young families alike.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
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Positioned within an attractive avenue of similar style property, located towards the outskirts of town, yet within easy reach of local schools and amenities. Only a few minutes' drive from the surrounding towns of Burnley and Colne, with access onto the M65 motorway a short distance by car, promoting complete freedom throughout the Northwest region.

A semi-detached home affording well planned accommodation which will appeal to first time buyers, couples and young families alike. The property benefits from the usual comforts installed throughout an attractive lounge and dining kitchen, with a good-sized conservatory overlooking the generous rear garden, whilst to the first floor there are two double-sized bedrooms. Gardens both front and rear, with a private driveway providing off-road parking are further features.

BRIEFLY COMPRISING:- UPVC SIDE ENTRANCE PORCH, ENTRANCE HALLWAY, ATTRACTIVE LOUNGE, DINING KITCHEN, CLOAKROOM WITH WC, CONSERVATORY, TWO DOUBLE SIZED BEDROOMS, MODERN SHOWER ROOM, LOW-MAINTENANCE GARDEN TO FRONT, DRIVEWAY PROVIDING OFF-ROAD PARKING TO SIDE, GENEROUS SIZED PRIVATE REAR GARDEN WITH SUBSTANTIAL STORE. VIEWING RECOMMENDED.

The Accommodation Afforded is as follows:-

UPVC Side Entrance Porch

5'02" x 3'01" UPVC entrance door having double glazed panel to centre and double glazed panels to side and rear, tiled floor area. Colour leaded double glazed panelled door with double glazed panels to side and over, opening into:-

Entrance Hallway

6'11" x 3'04" Stairs ascending to the first floor level, inbuilt storage cupboard, laminate wood floor. Gloss panelled door leading from hallway and opening into:-



Reception Room One

9'11" x 13'0" into chimney breast recess. Polished wood fireplace with tiled hearth and inset electric fire, coved ceiling, radiator, laminate wood floor, understairs recess. UPVC framed double glazed bay window to the front elevation.

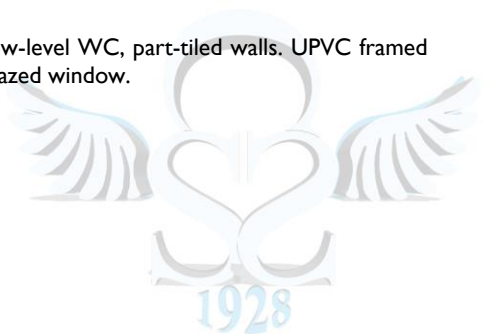


Dining Kitchen

10'10" x 13'0" Stainless steel sink unit and drainer with cupboards under, matching range of wall, base and tall units incorporating stainless steel oven / grill and four ring gas hob with concealed extractor hood over, co-ordinating worktops and part-tiled walls. UPVC framed double glazed windows to the rear and UPVC rear entrance door with double glazed centre panel leading to conservatory. Access to:-

Cloakroom

4'01" x 3'0" Low-level WC, part-tiled walls. UPVC framed frosted double glazed window.





Conservatory

9'0" x 12'0" UPVC framed double glazed construction set onto dwarf walling, laminate wood floor. UPVC framed double glazed French-style doors leading out into private rear garden.

First Floor Landing

5'04" x 6'08" Return spindle balustrade, coved ceiling, loft access point. Gloss-panelled doors from hallway and opening into:-



Bedroom One

10'0" x 12'11" into chimney breast recess. Coved ceiling, radiator. UPVC framed double glazed window to the front elevation.



Bedroom Two

13'01" x 8'02" into chimney breast recess with inbuilt storage cupboard housing Worcester gas combination boiler, radiator. UPVC framed double glazed window affording an attractive outlook over the private rear garden.

Shower Room

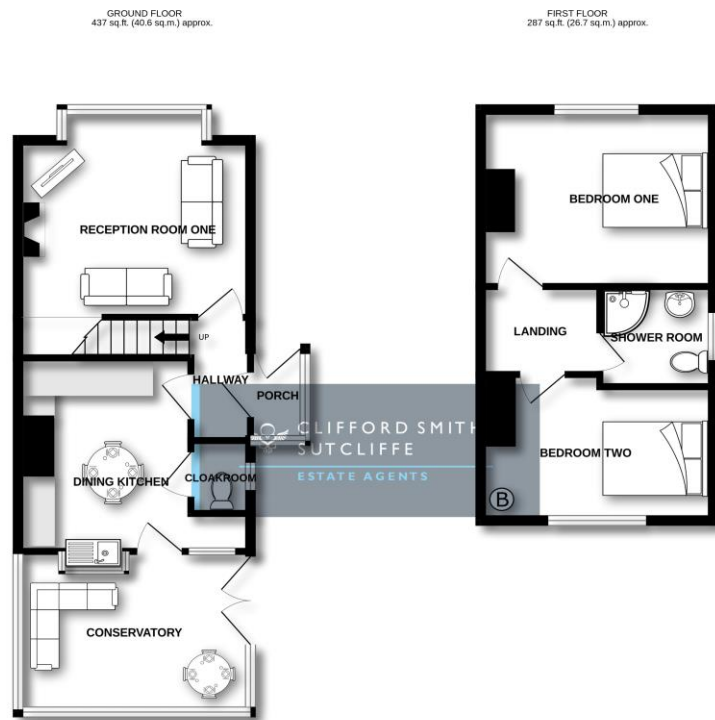
Three piece white suite incorporating pedestal wash basin, low-level WC and step in corner glazed shower cubicle with chrome mixer shower fittings and tiled area over, fully tiled walls. UPVC framed frosted double glazed window.



Outside

Low maintenance garden to the front with dwarf brick walling. Long tarmac driveway extending to the side and providing off-road parking for several vehicles. Generous sized private garden to the rear with lawn, mature flower / shrub beds and substantial garden store [11'08" x 10'03"] having power and lighting installed.





TWO BEDROOM SEMI DETACHED HOUSE
TOTAL FLOOR AREA: 724 sq ft. (67.3 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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 here are not shown tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12025

Tenure : Leasehold

Energy Performance Certificate Rating : C

Council Tax Band : B

Approximate Square Footage : 724 SqFt / 67.3 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

