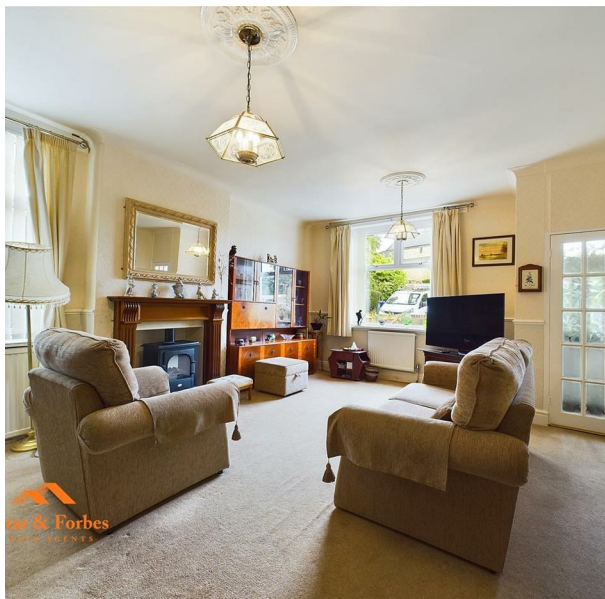
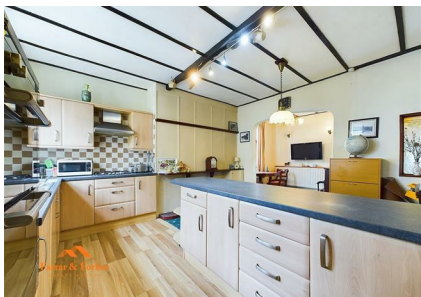


2 Kibble Bank, Brierfield, Nelson, BB9 5EL
Offers over £250,000
Council Tax Band: C



Upon entering, you're greeted by an entrance vestibule leading into a grand living room. This spacious room, featuring an open staircase and two large windows, is flooded with natural light, creating a warm and inviting atmosphere. A downstairs WC with a hand wash basin adds convenience to the main floor.

The dining room, with its open archway leading to the kitchen, promises to be an exceptional space for entertaining. The kitchen is arranged in a horseshoe layout, offering ample workspace and the opportunity to create a modern, open-plan kitchen/diner. To the rear, you'll find a utility room plumbed for a washing machine and a workshop.

Upstairs, the property features three bedrooms. Two of these are huge double bedrooms, the third bedroom is a generous-sized single room, perfect for a child's room or a home office. The bathroom has been updated with a walk-in shower, a low-level WC, and a sleek white cabinet hand wash basin, maintaining a clean and modern look.

The exterior of the property is equally impressive. The expansive plot includes both patio and garden spaces, ideal for family activities or for storing vehicles such as cars or motorhomes. The property also holds exciting potential for future development. With planning, you could extend the house to the side, adding a single or double-story extension, potentially creating another two bedrooms or even more.

The property includes a detached garage at the front and is tucked away in a quiet, peaceful location, offering both privacy and tranquility. Though the house requires some modernisation to restore its full glory, it has been well maintained and stands as a solid foundation for creating a truly special home.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	