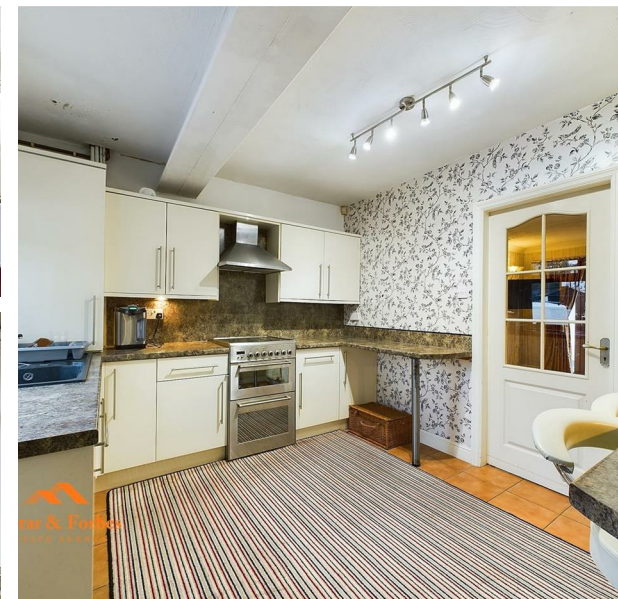


1 Ash Tree Walk, Barrowford, Nelson, BB9 8RD
Offers over £215,000
Council Tax Band: B



Conveniently located close to local schools, nurseries, and essential bus routes, this home is just a stone's throw from motorway links to Manchester, Leeds, and Preston, making commuting a breeze. Upon arrival, you're greeted by an external canopy, leading you inside to a welcoming kitchen-diner with coordinating wall, base, and drawer units paired with contrasting work surfaces. The breakfast bar with stools provides a cozy spot for quick meals before starting the day.

The spacious living room, featuring a warm gas fire as its focal point, is bathed in natural light from the patio doors, which open directly onto the rear garden. This room also includes thoughtfully positioned spotlights to enhance the ambiance. Two of the bedrooms are conveniently located on the ground floor, making them ideal for those with mobility considerations. A tastefully designed family bathroom on this level includes a low-level WC, a cabinet hand wash basin, a bidet, and a walk-in shower with a glass screen.

Upstairs, two additional bedrooms provide a private retreat, perfect for guest accommodation. One bedroom includes the added convenience of a WC and hand wash basin, offering a level of privacy and separation.

Externally, the detached garage has been cleverly adapted to include a utility room, offering extra storage and functionality. The expansive L-shaped garden features a mix of patio and lawn areas, perfect for outdoor gatherings or gardening projects, with a cosy vegetable plot and a once-charming swing adding a touch of nostalgia. Parking is a breeze, with a designated off-road space



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