



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Mitton Avenue, Nelson, BB9 6BD

£500,000

A TRULY ENVIABLE THREE BEDROOM DETACHED FAMILY HOME IN BARROWFORD

Nestled in the desirable location of Mitton Avenue, Barrowford, this charming three-bedroom detached house offers a perfect blend of comfort and style. As you step inside, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The heart of the home is undoubtedly the beautiful kitchen/diner, which provides a warm and inviting space for family meals and gatherings.

The property boasts three well-proportioned bedrooms, ensuring ample space for family living or accommodating guests. With two modern bathrooms, morning routines will be a breeze, providing convenience for all.

One of the standout features of this home is the stunning views to the rear, allowing you to enjoy the picturesque scenery from the comfort of your own living space. The large garden at the back is perfect for outdoor activities, gardening, or simply unwinding in the fresh air. Additionally, the double garage offers plenty of storage and parking options, making it a practical choice for families.

This property is not just a house; it is a wonderful home that promises a lifestyle of comfort and tranquillity in a sought-after area. With its appealing features and beautiful surroundings, this residence is sure to attract those looking for a perfect family home. Don't miss the opportunity to make this delightful property your own.

Mitton Avenue, Nelson, BB9 6BD

£500,000

3 2 2 D

- Envious Three Bedroom Detached Family Home
 - Two Modern Bathrooms
 - Off-Road Parking And Double Garage
 - Tenure - Freehold
- Two Spacious Reception Rooms
 - Stunning Views To The Rear
 - EPC Rating - D
- Beautiful Kitchen Diner
 - Large Rear Garden
 - Council Tax Band - E

Ground Floor

Hallway

17'4 x 8'11 (5.28m x 2.72m)

Central heating radiator, coving, spotlights, Karndean flooring, doors leading to garage, kitchen diner, WC and reception room.

Kitchen Diner

23'2 x 12'9 (7.06m x 3.89m)

UPVC double glazed window, central heating radiator, pendant lighting, high gloss wall and base units with marble surfaces, sink with integrated draining ridges and mixer tap, integrated double oven and induction hob, stainless steel extractor hood, island, integrated dishwasher, integrated fridge freezer, integrated washing machine, spotlights, tiled flooring, door leading to storage with boiler,

WC

6'10 x 2'11 (2.08m x 0.89m)

UPVC double glazed window, two piece suite comprising of a dual flush WC and a vanity top wash basin with mixer tap, illuminated mirror, Karndean flooring.

Reception Room

17'1 x 11 (5.21m x 3.35m)

UPVC double glazed window, central heating radiator, coving, panoramic electric fire media wall with recessed shelving and lighting, Karndean flooring, UPVC double glazed French doors leading to rear.

First Floor

Bedroom One

16'10 x 15'7 (5.13m x 4.75m)

UPVC double glazed window, central heating radiator, coving, spotlights, doors leading to ensuite and storage.

En Suite

8'8 x 3'2 (2.64m x 0.97m)

UPVC double glazed window, heated towel rail, three piece suite comprising of a dual flush WC, pedestal wash basin with waterfall mixer tap and a direct feed rainfall shower with additional rinse head, extractor fan, tiled elevations, spotlights, tiled flooring.

Bedroom Two

12'10 x 12'3 (3.91m x 3.73m)

UPVC double glazed window, central heating radiator.

Bedroom Three

12'2 x 10'11 (3.71m x 3.33m)

UPVC double glazed window, central heating radiator, coving, spotlights.

Bathroom

7'11 x 5'8 (2.41m x 1.73m)

UPVC double glazed window, central heating radiator, three piece suite comprising of a dual flush WC, pedestal wash basin with traditional taps and a tiled panelled bath with mixer tap, dado rail, spotlights, vinyl flooring.

External

Front

Driveway, bedding areas, mature shrubbery.

Rear

Laid to lawn garden, trees, shrubbery, paving areas.

