



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Park View Close, Nelson, BB9 5SX

### Offers Over £240,000

AN EXCEPTIONAL DETACHED TRUE BUNGALOW

Having been presented and updated to the highest standard throughout, flowing internally with character and charm and stylish interiors, this outstanding three bedroom detached true bungalow is being proudly welcomed to the market in the desirable location of Brierfield. Not overlooked from the rear, this property benefits from stunning private gardens, detached double garage and ample off road parking. With three generously sized bedrooms, two bathrooms, stunning bay windows and having been finished to the most immaculate standard with no details missed, this property is truly the perfect home for any family or couple ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Colne and major motorway links. Offering an abundance of storage space, open plan kitchen diner and unique features throughout, this property is the perfect home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and a contemporary fitted open plan kitchen diner. The reception room guides you through to three generously sized bedrooms and a modern Villeroy and Boch bathroom suite. The main bedroom benefits from an en suite shower room whilst all the bedrooms boast fitted wardrobes. The third bedroom provides French doors out to the rear. Externally there is an enclosed garden to the rear with paving, stone chippings, bedding, mature shrubs and access on to a detached double garage. To the front there is a stone chip garden with mature shrubs, bedding and ample off road parking.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

# Park View Close, Nelson, BB9 5SX

## Offers Over £240,000



- Exceptional Detached Property
- Immaculate Presentation Throughout
- Off Road Parking and Detached Double Garage
- EPC Rating C
- Three Bedrooms
- Move-in Ready
- Tenure Freehold
- Two Bathrooms
- Low Maintenance Externals
- Council Tax Band D

### Ground Floor

#### Entrance

Composite double glazed frosted door to the hallway.

#### Hallway

6'6 x 4'7 (1.98m x 1.40m)

Central heating radiator, cornice coving, ceiling rose, fitted storage, door to the reception room and open to the kitchen diner.

#### Kitchen Diner

16'8 x 14 (5.08m x 4.27m)

UPVC double glazed bay window with integrated perfect blinds, central heating radiator, cornice coving, ceiling rose, a range of wood effect wall and base units, composite granite surface, tiled splash backs, inset one and a half stainless steel sink with a high spout mixer tap, integrated electric Bosch oven with a Bosch warming drawer and four ring gas hob, space for American style fridge freezer, integrated Bosch dishwasher, integrated washing machine, under unit lighting, spotlights, electric meter cupboard, part tiled effect vinyl flooring, composite double glazed frosted stable door to the side.

#### Reception Room One

19'5 x 11'9 (5.92m x 3.58m)

UPVC double glazed bay window with integrated perfect blinds, two central heating radiators, cornice coving, ceiling rose, two feature wall lights, remote controlled gas fire with a granite effect hearth and surround and downlighting, television point, door to the inner hallway.

#### Inner Hallway

9'3 x 3 (2.82m x 0.91m)

Loft access, cornice coving, ceiling rose, doors to three bedrooms and bathroom.

#### Bedroom One

15'5 x 10'9 (4.70m x 3.28m)

UPVC double glazed window, central heating radiator, fitted wardrobes and dressing table, television point, door to the en suite.

#### En Suite

7'4 x 6'7 (2.24m x 2.01m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece comprising of a dual flush WC, vanity top wash basin with mixer tap, tiled panelled bath with mixer tap and rinse head, hideaway pull out shower screen, LED mirror, tiled elevations, integrated shelving and storage, PVC to the ceiling, spotlights, tiled flooring.

#### Bedroom Two

15'5 x 8'3 (4.70m x 2.51m)

UPVC double glazed window with integrated shutters, central heating radiator, fitted wardrobes.

#### Bedroom Three

12'1 x 6'8 (3.68m x 2.03m)

Chrome heated towel rail, fitted wardrobes, UPVC double glazed French doors to the rear.

### Bathroom

7 x 7 (2.13m x 2.13m)

Chrome heated towel rail, a three piece Villeroy and Boch suite comprising of a tiled panelled bath with integrated storage, mixer tap and a direct feed four dial rainfall shower and rinse head, vanity top wash basin with mixer tap, dual flush WC, inset shelving with downlights, tiled elevations, PVC panelling to the ceiling, extractor fan, tiled flooring.

### External

#### Rear

Enclosed garden with paving, bedding, mature shrubs and access to the double garage.

#### Double Garage

18'8 x 16'10 (5.69m x 5.13m )

Hardwood single glazed window, power, lighting, integrated storage, electric app controlled garage door.

#### Front

Stone chip garden with bedding, paving, mature shrubs, off road parking and access on to the garage.

