



16 Broadhurst Way

Brierfield, Nelson

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 3 Bedroom Detached
- Gas Central Heating + uPVC Double Glazing
- Detached Garage + Driveway
- Leasehold Tenure - 951 years remain with £24 annual ground rent
- Popular Family Location
- Open Plan Living & Dining Space

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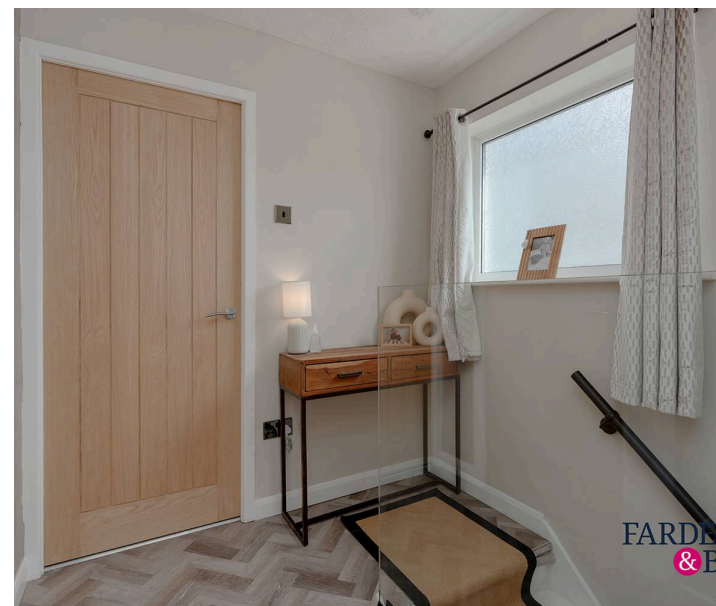
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Property Description

A beautifully presented three-bedroom detached home, offering a stylish and practical layout ideal for modern family living. The property opens into a welcoming entrance hallway with useful storage, leading through to a spacious open-plan living and dining area, creating a lovely social space with a bright, homely feel. To the rear, the kitchen is well arranged with a modern finish and space for utilities, worktops and a mixture of wall and base units and door leading directly out to the exterior. Upstairs, the landing provides loft access and leads to two generous double bedrooms, along with a third bedroom currently used as a dressing room, but equally suited as a home office or nursery. The main family bathroom is fitted with a three-piece suite, including bath with screen, wash basin, push-button WC and useful storage above the bulkhead.







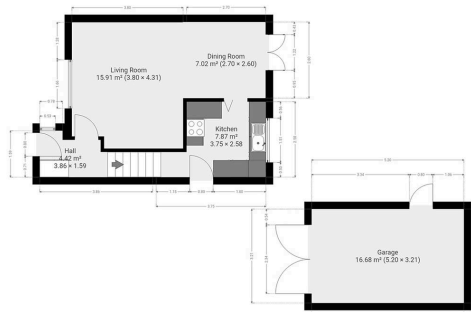
GARDEN

Externally, the property offers a smart rendered exterior, giving the home a clean and modern kerb appeal. To the front, there is a lawned garden alongside a paved driveway, providing off-road parking and access down the side of the property. The rear garden is designed with low maintenance in mind, featuring a paved seating area, artificial grass and gravel borders, creating a practical outdoor space for relaxing, entertaining or family use. The garden also benefits from fenced boundaries and access to a garage, offering useful storage or potential workshop space.

DRIVEWAY

2 Parking Spaces

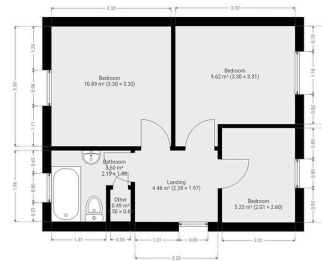
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Total Property Area: approx - 86.18 Sq Meters (927.64 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any extra floor areas, openings and construction are approximate. No liability is accepted for any errors and they do not form part of any agreement. No liability is taken for any error.



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