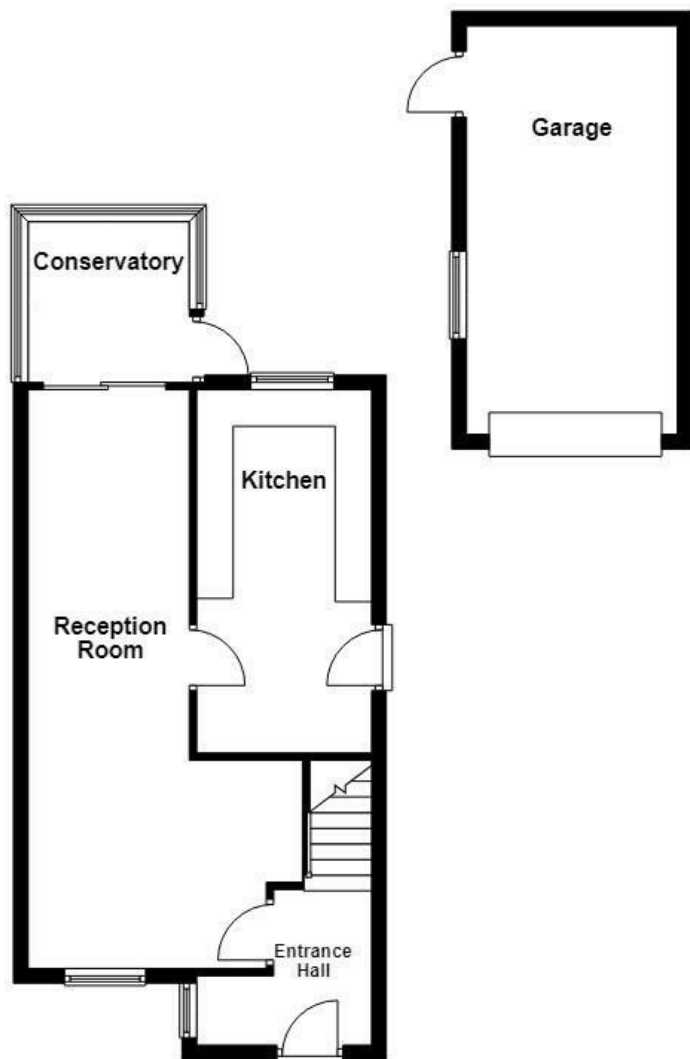
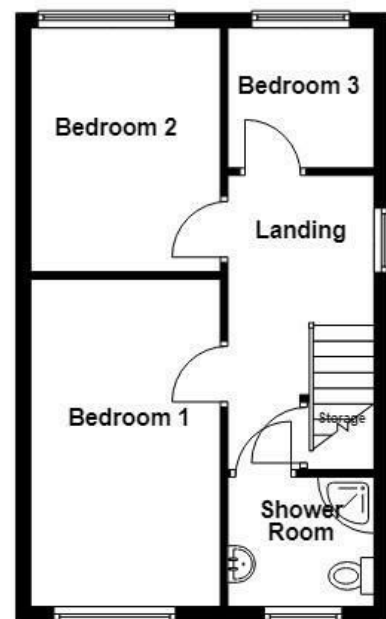


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Watkins Close, Nelson, BB9 5TB

£189,950

AN ENVIABLE THREE BEDROOM SEMI DETACHED HOME

Welcome to this charming semi-detached house located on Watkins Close in the desirable area of Brierfield, Nelson. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

As you enter, you are greeted by a bright and open living area that creates a warm and inviting atmosphere. The two reception rooms provide ample space for relaxation and entertaining, while the modern kitchen is perfect for culinary enthusiasts, offering both style and functionality.

One of the standout features of this home is the lovely conservatory, which allows natural light to flood in, creating a serene space to enjoy your morning coffee or unwind after a long day.

The property also benefits from a well-maintained front and rear yard, providing outdoor space for gardening or enjoying the fresh air. The driveway accommodates multiple vehicles, ensuring convenience for you and your guests. Additionally, a detached garage at the rear offers extra storage or potential for a workshop.

This semi-detached house on Watkins Close is not just a home; it is a lifestyle choice, combining comfort, modern living, and outdoor space in a friendly neighbourhood. Do not miss the opportunity to make this lovely property your own.

Some photos have been virtually staged

Watkins Close, Nelson, BB9 5TB

£189,950

3 1 2 D

- Tenure TBC
 - Light And Airy Conservatory For Extra Space
 - EPC Rating D
 - Easy Access To Major Network Links
- Open Plan Living Area
 - Council Tax Band C
 - Three Bed Semi Detached Property With Viewing Essential
- Modern Fitted Kitchen
 - Driveway For Numerous Vehicles And Detached Garage
 - Envious Garden Space To Front And Rear Of Property

Ground Floor

Entrance Hall
9'7 x 4'9 (2.92m x 1.45m)

Reception Room
26' x 10'8 (7.92m x 3.25m)

Conservatory
8'6 x 8'3 (2.59m x 2.51m)

Kitchen
16'4 x 7'10 (4.98m x 2.39m)

First Floor

Landing
12' x 5'11 (3.66m x 1.80m)

Bedroom One
14'7 x 8'11 (4.45m x 2.72m)

Bedroom Two
10'8 x 9' (3.25m x 2.74m)

Bedroom Three
7'8 x 6'4 (2.34m x 1.93m)

Shower Room
6'3 x 5'10 (1.91m x 1.78m)

External

Front
Driveway for numerous vehicles, hedges, stone chipped bedding area with mature shrubs and access to garage.

Garage
18'4 x 9'6 (5.59m x 2.90m)

Rear
Enclosed elevated stone chipped garden, bedding areas, mature shrubbery and trees, access to garage.

