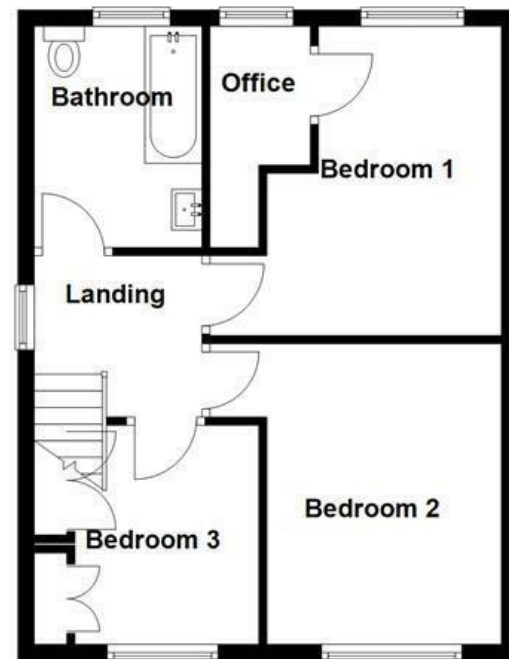


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	77
(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.

## Moorland View, Nelson, BB9 0UB

### Offers Over £200,000

CHARMING THREE BEDROOM SEMI DETACHED FAMILY HOME

Welcome to this fantastic semi-detached house located in the desirable area of Moorland View, Nelson. This delightful property boasts an open-plan living and dining area creating a warm and inviting atmosphere, perfect for family gatherings or hosting friends.

The fitted kitchen is separate, offering practicality and convenience for everyday cooking. A bright conservatory extends from the living area, overlooking a stunning garden that is sure to impress. This outdoor space is ideal for enjoying sunny days or hosting summer barbecues.

Upstairs, you will find three spacious bedrooms, including a master bedroom that features a versatile walk-in wardrobe, which can also serve as an office space for those who work from home. The family bathroom on this floor is well-appointed, catering to the needs of the household.

This property is ready to move into, allowing you to personalise it to your taste and style. With its generous living spaces and beautiful garden, it presents a fantastic opportunity for families seeking a comfortable and inviting home. Don't miss the chance to make this lovely house your own.

# Moorland View, Nelson, BB9 0UB

Offers Over £200,000

 3  2  3  C

- Tenure Freehold
- Ample Off Road Parking With Access To Garage
- Light And Airy Conservatory
- Easy Access To Major Network Links

- Council Tax Band C
- Three Well Proportioned Bedrooms
- Envious Rear Garden Space

- EPC Rating C
- Fitted Kitchen And Three Piece Bathroom Suite
- Ideal Family Home With Viewing Essential

## Ground Floor

### Hall

15'2 x 5'11 (4.62m x 1.80m )

### WC

5'8 x 2'6 (1.73m x 0.76m )

### Kitchen

9'11 x 8'5 (3.02m x 2.57m )

### Reception Room

14'7 x 12'8 (4.45m x 3.86m)

### Dining Room

10'1 x 10 (3.07m x 3.05m)

### Conservatory

13'7 x 9'5 (4.14m x 2.87m )

### Garage

18'7 x 8'9 (5.66m x 2.67m )

## First Floor

### Landing

6'3 x 6 (1.91m x 1.83m )

### Bedroom One

12'7 x 12'6 (3.84m x 3.81m )

### Office

8'4 x 4 (2.54m x 1.22m)

### Bedroom Two

12'2 x 12 (3.71m x 3.66m)

### Bedroom Three

9 x 8'10 (2.74m x 2.69m )

### Bathroom

9'4 x 5'9 (2.84m x 1.75m )

## External

## Front

Part laid to lawn, tarmac drive with access to garage and paving.

## Rear

Enclosed laid to lawn garden, bedding areas, mature shrubs and timber shed.



Tel: 01282469023

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)