



BRIER CRESCENT, NELSON, BB9 0QD



Tucked away on a sought-after crescent just off Hibson Road, this attractive semi-detached bungalow sits on a generous plot, offering both tranquillity and excellent access to local amenities, transport links, and the M65. Featuring two reception rooms, two well-proportioned bedrooms, and charming twin bow windows, the property is ideal for downsizers or couples, with scope to modernise. Well-kept gardens, ample off-road parking, and a detached garage/workshop complete this appealing home.



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Tucked away on a peaceful and highly sought-after crescent just off Hibson Road, this charming semi-detached bungalow occupies a generous plot on the desirable outskirts of town. Offering the perfect balance of tranquillity and convenience, the property is within easy reach of local amenities, well-regarded transport links to Nelson and Burnley, the popular Nelson Golf Club, and is only a short drive from the M65 motorway, ideal for commuters seeking excellent connectivity across the Northwest.

This attractive home is instantly appealing, boasting twin bow windows to the front elevation that flood the interior with natural light and enhance its kerb appeal. Inside, the well-balanced accommodation is perfectly suited to couples or those looking to downsize without compromise. Two spacious reception rooms provide flexible living and entertaining space, while two generously sized bedrooms offer comfort and versatility.

The property is well maintained throughout yet presents an exciting opportunity for buyers to personalise and modernise to their own taste, adding further value.

Externally, the home continues to impress with well kept gardens to both the front and rear, creating inviting outdoor spaces to relax or entertain. A private driveway provides ample off-road parking and leads to a detached garage/workshop, ideal for storage, hobbies, or additional functionality.

Combining location, potential, and charm, this is a wonderful opportunity to acquire a home with both immediate appeal and long-term possibilities.

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, RECEPTION HALLWAY, TWO RECEPTION ROOMS, KITCHEN, TWO DOUBLE-SIZED BEDROOMS, BATHROOM, GARDEN TO THE FRONT AND DRIVEWAY PROVIDING OFF-ROAD PARKING TO A DETACHED GARAGE / WORKSHOP, PRIVATE ENCLOSED REAR GARDEN.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having frosted colour leaded double glazed centre panel and frosted double glazed panels to side and over, Opening into:-

Entrance Vestibule

4'01" x 4'09" Panelled walls to picture rail height. Frosted glazed panelled door with frosted glazed panels to side and glazed panels over, opening into:-



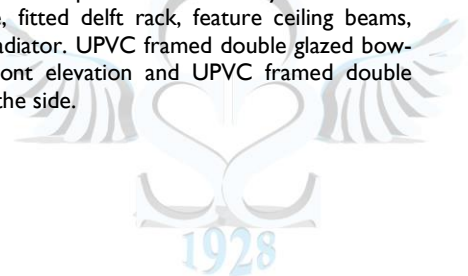
Reception Hallway

12'10" x 5'0" (widening to 5'10") Picture rail, feature ceiling beams, radiator, inbuilt storage cupboard. Panelled doors leading from hallway and opening into:-



Reception Room One

13'06" x 13'11" into chimney breast recess. Feature polished carved-wood fireplace with tiled inlay / hearth and inset electric fire, fitted delft rack, feature ceiling beams, wall light points, radiator. UPVC framed double glazed bow-window to the front elevation and UPVC framed double glazed window to the side.





Reception Room Two

11'0" x 14'11" into chimney breast recess with inbuilt storage cupboards. Wall mounted gas fire, coved ceiling, radiator, loft access point. UPVC framed double glazed window to the rear elevation. Opening through into:-



Kitchen

8'06" x 6'09" Stainless steel sink unit and drainer with cupboards under, matching range of wall and base units, space for slot in electric cooker and fridge freezer, coordinating worktops and part tiled walls, plumbing for washing machine, radiator. UPVC framed double glazed window to the side elevation and UPVC door with double glazed centre panel opening out into the rear garden.



Bedroom One

13'06" x 11'02" UPVC framed double glazed bow-window to the front elevation, radiator.



Bedroom Two

11'0" x 10'0" UPVC framed double glazed window overlooking the rear garden, radiator.



Bathroom

7'08" x 8'03" Three piece suite incorporating panelled bath with electric shower fittings and tiled area over, pedestal wash basin and low-level WC, part-tiled walls, radiator, inbuilt storage cupboard. Two UPVC framed frosted double glazed windows to the rear elevation.





Outside

Dwarf stone walling to the front with wrought iron gate and pathway which leads between low-maintenance gravelled terraces, stone retaining walls and well stocked flower / shrub beds, private driveway between stone gate pillars providing off road parking for several vehicles extending to the side and leading to a detached garage [18'02" x 10'0"] under a pitched roof having up and over door, power and lighting installed, two UPVC frame double glazed windows. Private enclosed rear garden with paved patio area and steps ascending onto a further elevated gravelled area with mature trees, bushes and perimeter fencing.

Tenure : Freehold

Energy Performance Certificate Rating : TBC

Council Tax Band : C

Approximate Square Footage : 973 SqFt / 90.4 SqM

Services :

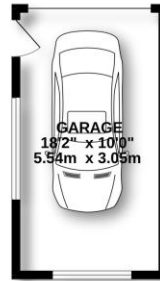
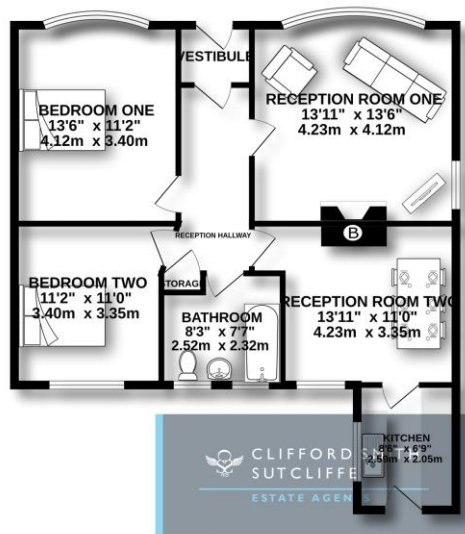
Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



GROUND FLOOR
973 sq.ft. (90.4 sq.m.) approx.



TWO BEDROOM SEMI-DETACHED BUNGALOW

TOTAL FLOOR AREA : 973 sq.ft. (90.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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