



24 Broadhurst Way

Brierfield, Nelson

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £395,000
- Immediate 'exchange of contracts' available
- Four well-proportioned bedrooms
- Three bathrooms, including two en-suites
- Two fitted kitchens
- Ideal for multi-generational living
- Substantially extended and renovated
- Leasehold | £24 annual ground rent | Council Tax Band E



Ground Floor

The ground floor has been significantly extended and renovated to create an exceptionally versatile living space, ideally suited to modern family life and multi-generational living. An entrance hall leads to a front reception room which can be used as a snug or home office, alongside a useful ground-floor WC and storage. To the rear, the impressive open-plan kitchen and living area forms the heart of the home, featuring contemporary cabinetry, integrated appliances, a central island with breakfast seating, tiled flooring, rooflights and wide bi-fold doors opening onto the garden. A second substantial living area offers further flexibility, complete with its own fitted kitchen, generous seating space and large picture window. This additional self-contained-style space is perfect for older children, relatives or extended family, while still remaining connected to the main accommodation. The combination of two kitchens, multiple reception areas makes for adaptable living.

First Floor

The first floor continues the generous proportions of the home, offering four well-sized bedrooms and three beautifully finished bathrooms. The principal bedroom is particularly impressive, with ample space for furniture, a dedicated walk-in wardrobe and a stylish en-suite finished with contemporary tiling and a walk-in shower. A second bedroom also benefits from its own modern en-suite, while the remaining bedrooms are bright, comfortable and versatile enough for children, guests or home working. The main family bathroom is finished to a high standard with striking marble-effect tiling, a fitted bath, modern sanitary ware and sleek fittings. Large windows bring in plenty of natural light throughout, while soft carpeting, modern radiators and neutral décor create a fresh, cohesive feel. With four bedrooms and three bathrooms in total, the first floor is exceptionally practical for larger or multi-generational families.



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This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A substantial and beautifully extended four-bedroom family home, offering around 1,992 sq ft of versatile accommodation and an ideal layout for larger or multi-generational families.

The ground floor features multiple reception spaces, two fitted kitchens, a WC and impressive open-plan living areas with contemporary finishes, rooflights and doors opening onto the garden. Upstairs are four bedrooms and three bathrooms, including two en-suites and a principal bedroom with walk-in wardrobe.

Outside, the property benefits from generous off-road parking, a sizeable garden, paved seating areas and decking. Well placed for Brierfield, Nelson and Burnley, with local schools, transport links and everyday amenities nearby.

Leasehold 948 years remaining | £24 annual ground rent | Council Tax Band E









GARDEN

Externally, the property enjoys a generous plot with a substantial paved frontage providing excellent off-road parking and a smart approach to the home. To the rear and side, the garden offers a mix of lawned, gravelled and paved areas, creating plenty of space for outdoor seating, entertaining and family use. A raised decked area sits immediately outside the extended living accommodation, with wide glazed doors creating an easy flow between inside and out. The garden is enclosed by timber fencing and established greenery, with mature trees adding privacy and character. There is also a sizeable lawned section offering further potential for landscaping, children's play space or additional seating. The extensive outdoor areas complement the scale of the accommodation particularly well and provide a practical, versatile setting for larger or multi-generational households.

DRIVEWAY

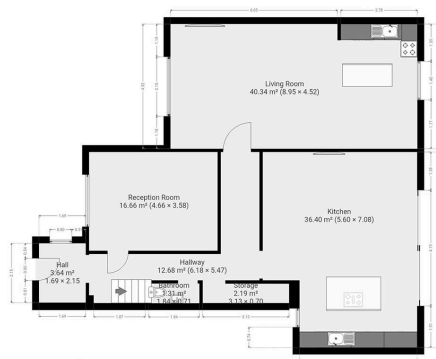
3 Parking Spaces





Total Property Area: approx - 185 Sq Meters (1,992 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any lost floor area), openings and dimensions are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



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