

## Pennine Way, Nelson, BB9 5ET

£225,000

THREE BEDROOM LINK DETACHED BUNGALOW IN THE HEART OF BRIERFIELD

Situated in the charming area of Pennine Way, Brierfield, this delightful link detached true bungalow offers a perfect blend of comfort and modern living. Set on a generous corner plot, the property boasts a spacious driveway and a garage, providing ample parking and storage solutions.

Upon entering, you are welcomed into a bright and airy lounge, ideal for relaxation or entertaining guests. The versatile snug area can easily serve as an office space or a cosy reading nook, catering to your lifestyle needs. The bungalow features two well-proportioned bedrooms, perfect for a small family or those seeking a peaceful retreat.

The contemporary fitted kitchen is designed with functionality in mind, offering plenty of storage and workspace for culinary enthusiasts. The modern family bathroom is tastefully appointed, ensuring convenience and comfort for all residents.

One of the standout features of this property is the wrap-around garden, providing a lovely outdoor space for gardening, play, or simply enjoying the fresh air. The porch to the side adds an extra touch of charm and practicality.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(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.

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- An Exquisite Link Detached Bungalow
- Stylish Interiors
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Gardens To The Front And Rear
- Council Tax Band D
- Beautifully Presented
- Sought After Location
- Tenure Leasehold

## Ground Floor

### Entrance

Composite frosted door to the hallway.

### Hallway

18'8 x 7'5 (5.69m x 2.26m)

Central heating radiator, loft access, smoke alarm, storage cupboard, doors to the reception room, kitchen, three bedrooms and bathroom.

### Reception Room

19'11 x 12'7 (6.07m x 3.84m)

Two UPVC double glazed windows, two central heating radiators, gas living flame fire, coving, door to the office.

### Office

9'4 x 3'8 (2.84m x 1.12m)

UPVC double glazed window.

### Kitchen

11'5 x 9'10 (3.48m x 3.00m)

UPVC double glazed window, upright central heating radiator, panelled wall and base units, granite effect surface, composite one and a half sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, plumbing for washing machine integrated dishwasher, space for fridge freezer, spotlights, tiled flooring, UPVC double glazed door to the side porch.

### Side Porch

52 x 5'1 (15.85m x 1.55m)

UPVC double glazed surrounding windows, tiled flooring, UPVC double glazed door to the side.

### Bedroom One

13'2 x 11'6 (4.01m x 3.51m)

UPVC double glazed window, central heating radiator.

### Bedroom Two

9'11 x 9'10 (3.02m x 3.00m)

UPVC double glazed window, central heating radiator.

### Bedroom Three

11'6 x 6'5 (3.51m x 1.96m)

UPVC double glazed window, central heating radiator.

## Bathroom

7'11 x 6 (2.41m x 1.83m)

UPVC double glazed frosted window, chrome heated towel rail, a four piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, tiled panelled bath with mixer tap, direct feed walk in shower, spotlights, tiled elevations, tiled flooring.

## External

### Front

Driveway and a laid to lawn garden, access to the garage.

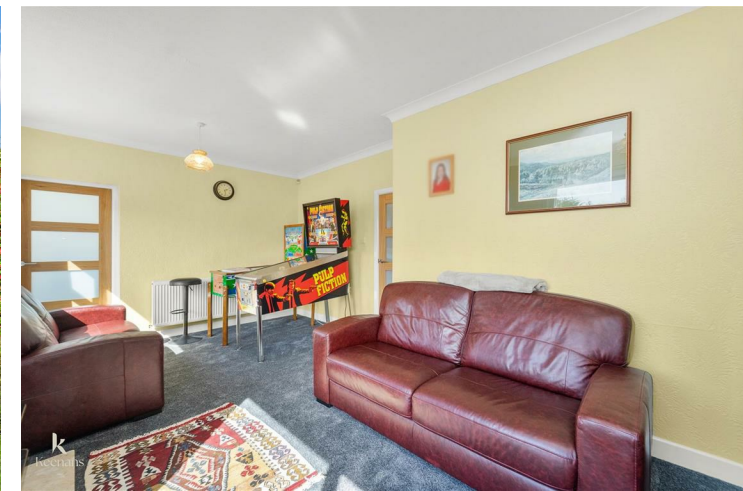
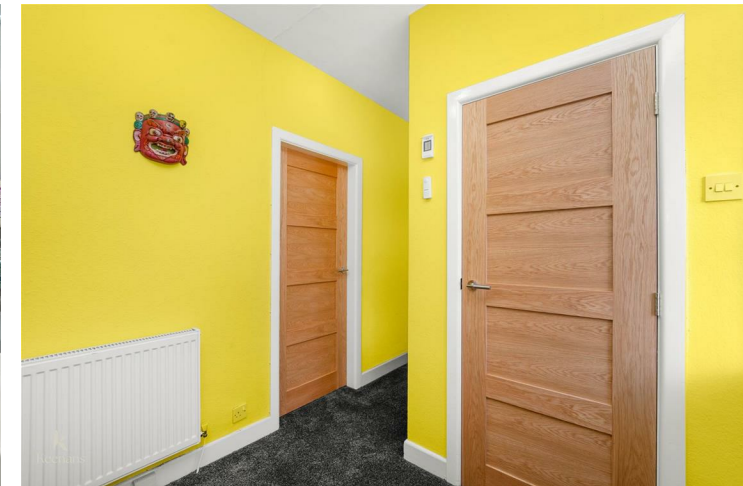
### Rear

Enclosed laid to lawn garden with stone chippings, mature shrubs, Indian stone patio.

## Garage

17'7 x 9'9 (5.36m x 2.97m)

Power and meters.



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