



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

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Eden Close, Nelson, BB9 6JP

£260,000

A FATNASTIC FAMILY HOME BURSTING WITH POTENTIAL

Located in the tranquil cul-de-sac of Eden Close, Barrowford, this charming semi-detached house presents an excellent opportunity for families and individuals alike. With three generously sized double bedrooms, this property offers ample space for comfortable living. The first floor features a well-appointed shower room, while the ground floor boasts a convenient bathroom, ensuring that all your needs are met.

The heart of the home is the inviting lounge, perfect for relaxation and entertaining. Adjacent to the lounge, the kitchen and dining room create a warm and welcoming atmosphere, ideal for family meals and gatherings. Additionally, a practical store room provides extra storage space, enhancing the functionality of the home.

The exterior of the property is equally appealing, featuring a lovely laid-to-lawn rear garden that offers a peaceful retreat for outdoor activities or simply enjoying the fresh air. The driveway and detached garage provide convenient off-road parking and additional storage options.

This property is bursting with potential, allowing you to add your own personal touch and truly make it your own. Whether you are looking to create a family home or an investment opportunity, this semi-detached house in Barrowford is a must-see. With its quiet location and spacious layout, it promises a delightful living experience. Do not miss the chance to explore the possibilities that await you in this lovely home.

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£260,000



- Tenure TBC
- Council Tax Band D
- EPC Rating TBC
- Ample Off Road Parking With Access To Garage
- Three Well Proportioned Bedrooms
- Ideal Family Home And Bursting With Potential
- Viewing Essential
- Envious Rear Garden Space
- Close Proximity To Local Amenities
- Easy Access To Major Network Links

Ground Floor

Entrance

UPVC frosted door to vestibule.

Vestibule

3'5 x 2'9 (1.04m x 0.84m)

Hardwood frosted door to hall.

Hall

14'3 x 5'8 (4.34m x 1.73m)

Central heating radiator, coving, smoke alarm, doors to bathroom, dining room, reception room, kitchen and storage, stairs to first floor.

Reception Room

17'2 x 10'9 (5.23m x 3.28m)

UPVC double glazed window, central heating radiator, coving and living flame gas fire with decorative surround.

Dining Room

12'6 x 10'9 (3.81m x 3.28m)

UPVC double glazed window and central heating radiator.

Kitchen

14'1 x 8'10 (4.29m x 2.69m)

UPVC double glazed box window, panel wall and base units, granite effect work tops, stainless steel sink and drainer with mixer tap, tiled splash back, space for four door Leisure range cooker with five ring gas hob and extractor hood, plumbed for washing machine, space for fridge freezer and lino flooring.

Bathroom

8'1 x 5'4 (2.46m x 1.63m)

UPVC frosted window, central heating radiator, dual flush WC, Jacuzzi bath with mixer tap, pedestal wash basin with mixer tap, coving, spotlights, tiled elevation and lino flooring.

First Floor

Landing

9'2 x 6'9 (2.79m x 2.06m)

UPVC double glazed window, doors to three bedrooms and shower room.

Bedroom One

15'4 x 10'9 (4.67m x 3.28m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'10 x 8'6 (3.30m x 2.59m)

UPVC double glazed window and central heating radiator.

Bedroom Three

12'6 x 9'8 (3.81m x 2.95m)

UPVC double glazed window, central heating radiator, coving, loft access and storage.



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