

Marsden Height Close, Nelson, BB9 OFA

£310,000

EXQUISITE FIVE BEDROOM SEMI DETACHED FAMILY HOME

Welcome to this impressive five-bedroom semi-detached house located on Marsden Height Close in the charming area of Brierfield, Nelson. This property is a perfect family home, offering ample space and modern amenities across three well-designed floors.

As you enter, you will find two inviting reception rooms that provide a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests. The modern kitchen features a dining area, making it a delightful space for family meals and gatherings. The ground floor also boasts a family bathroom, ensuring convenience for all.

The first floor is home to a spacious lounge, perfect for unwinding after a long day. The five generously sized bedrooms are designed to accommodate the needs of a growing family, with the master bedroom benefiting from an en suite shower room for added privacy and comfort.

Outside, the property features a large garden, providing a wonderful outdoor space for children to play or for hosting summer barbecues. The integral garage and driveway offer ample parking, making it easy for you and your guests to come and go.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(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.

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5 3 2 C

- Five Bed Semi Detached Property Spanning Three Floors With Sought After Location
- Modern Fitted Kitchen/Dining Area
- EPC Rating C
- Council Tax Band D
- Three Modern Bathrooms
- Integral Garage And Driveway For Off Road Parking
- Great family home, move-in ready
- Ideal Family Home With Viewing Essential
- Large Garden Space
- Tenure Freehold

Entrance

Composite part frosted door to the hallway.

Hallway

18'9 x 10'10 (5.72m x 3.30m)

UPVC double glazed windows, central heating radiator, smoke alarm, doors to bedrooms, bathrooms, garage, store

Family Room/Bedroom 4

12'3 x 9 (3.73m x 2.74m)

UPVC double glazed windows, central heating radiator, wood effect laminate flooring.

Study/Bedroom 5

9'11 x 7'4 (3.02m x 2.24m)

UPVC double glazed windows, central heating radiator, wood effect laminate flooring.

Shower Room

6'3 x 5'2 (1.91m x 1.57m)

UPVC frosted window, windows, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, part tiled elevation, extractor fan and tiled floor.

Integral Garage

17'6 x 10'1 (5.33m x 3.07m)

Power.

First Floor

Landing

12'5 x 12'2 (3.78m x 3.71m)

UPVC double glazed window, central heating radiator, double doors to reception room, doors dining room/kitchen, bathroom and stairs to second floor.

Reception Room

18'4 x 17'5 (5.59m x 5.31m)

UPVC double glazed bow window, two UPVC double glazed windows, central heating radiator, living flame gas fire with surround and hearth and feature wall lights.

Dining Room/Kitchen

18'3 x 13'4 (5.56m x 4.06m)

UPVC double glazed window, central heating radiator, gloss wall and base units, granite work top, inset stainless steel one and a half sink with draining ridges and high spout mixer tap, space for three door cooker with five ring gas hob,

extractor hood, space for fridge freezer, spotlights, tiled floor and UPVC double glazed French doors to rear.

Bathroom

9'3 x 5'6 (2.82m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead, direct feed rainfall shower with rinse head, spotlights, tiled elevation and tiled floor.

Second Floor

Landing

10'11 x 5'11 (3.33m x 1.80m)

Loft access, smoke alarm and doors to three bedrooms.

Bedroom One

17'9 x 12'3 (5.41m x 3.73m)

UPVC double glazed window, central heating radiator, spotlights and door to en suite.

En Suite

6'11 x 5'9 (2.11m x 1.75m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, enclosed direct feed shower, spotlights, part tiled elevation and tiled floor.

Bedroom Two

10'1 x 7'10 (3.07m x 2.39m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Three

11'1 x 7'1 (3.38m x 2.16m)

Velux window and central heating radiator.

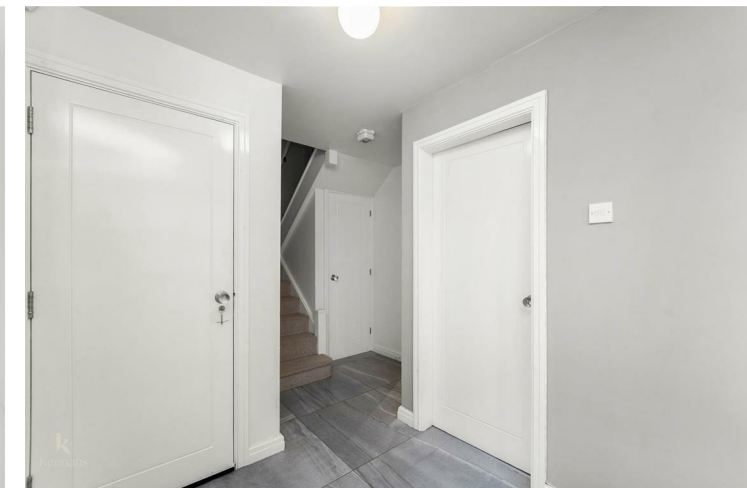
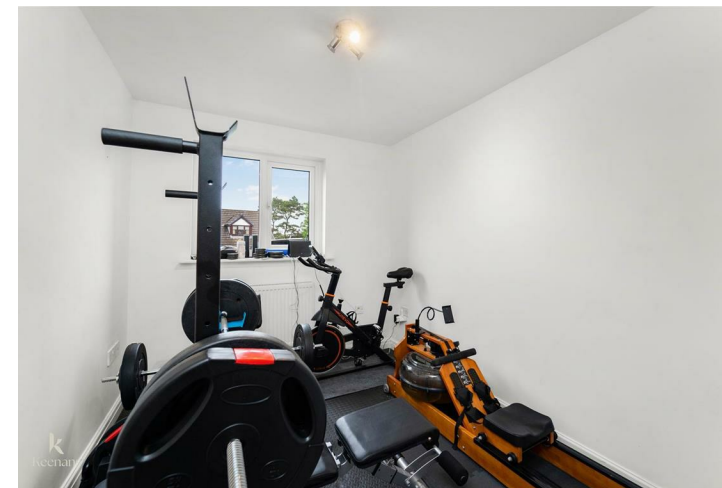
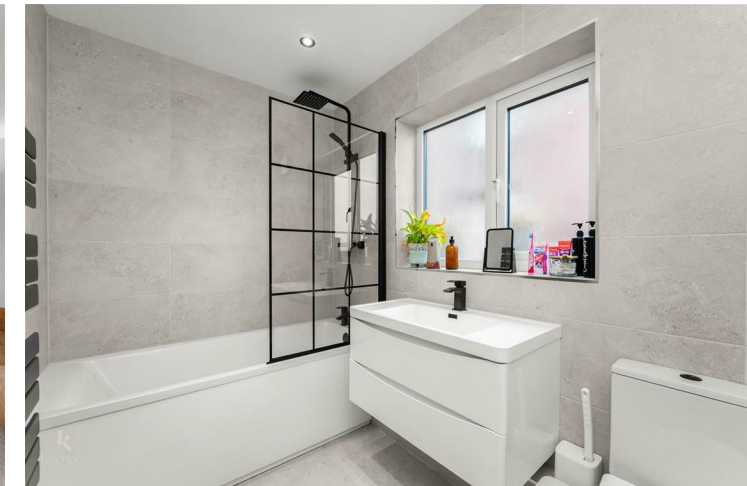
External

Rear

Enclosed paved garden with gravel chippings, steps, decking and slate chippings.

Front

Driveway for off road parking and bedding areas.



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