

1 Proctor Close, Brierfield, Nelson, BB9 0ES
Price £395,000



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Council Tax Band: F

Welcome to this immense detached family home set in a highly desirable location, just moments from Marsden Golf Club and a short drive to Pendle Vale School. With unbelievable potential, this chain-free property offers flexible living across multiple levels, making it perfect for large families or buyers looking to create their dream home.

Step into a welcoming entrance hallway that leads to a light-filled main lounge, complete with a gas fire and panoramic views from the side and rear windows, overlooking the majestic Pendle Hill.

The kitchen is grand in scale, laid out in a horseshoe design with solid wood wall, base, and drawer units, along with integrated appliances. There's plenty of space for a dining area or to completely redesign the layout to suit your vision.

On this level, the main bedroom features fitted wardrobes and a three-piece en-suite (low-level WC, pedestal basin, quadrant shower), with additional space to add a bathtub if desired. Opposite the bedroom is a handy storage room with a separate WC and hand basin.



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Approximate total area⁽¹⁾

261.4 m²

Reduced headroom

9.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0

Floor 1

Floor 2

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		
EU Directive 2002/91/EC		

England & Wales