



HALIFAX ROAD, NELSON, BB9 0ER

[NO CHAIN]



A rare opportunity to acquire a welcoming two-bedroom bungalow within an exclusive row of just four similar homes, set along an attractive tree-lined avenue towards the outskirts of Nelson. Close to Nelson Golf Club, local amenities and the Walverden Valley countryside, the property offers easily managed accommodation comprising a lounge, dining kitchen and two well-proportioned bedrooms, complemented by generous lawned gardens and private rear patio areas. Early viewing is highly recommended.



CLIFFORD SMITH
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A rare opportunity to acquire a two-bedroom bungalow within an exclusive row of just four homes of a similar style. Situated towards the outskirts of Nelson, along an attractive tree-lined avenue emerging into the Walverden Valley countryside, the property enjoys a delightful setting close to Nelson Golf Club and within easy reach of amenities in both Nelson and Harle Syke.

This inviting mid-quasi bungalow offers comfortable, easily managed accommodation throughout. The lounge overlooks a generous lawned front garden, which provides a pleasant outlook and a welcome sense of privacy. A dining kitchen and two well-proportioned bedrooms complete the interior.

To the rear, a generous, screened lawned garden offers a private space to relax, with paved patio areas ideal for outdoor dining and entertaining.

Combining manageable single-storey living with generous gardens and an appealing location, this bungalow deserves early viewing.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, ATTRACTIVE LOUNGE, DINING KITCHEN, TWO NICELY PROPORTIONED BEDROOMS, BATHROOM WITH SEPARATE WC,

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having frosted double glazed centre panel and opening into:-

Entrance Porch

3'09" x 3'10" Laminate wood floor. Glazed panelled door with glazed panels to side and over, opening into:-



Reception Hallway

12'05" x 7'05" [L-Shaped] Loft access point. Gloss-panelled doors leading from hallway and opening into:-



Reception Room One

13'03" x 13'06" into chimney breast recess. Polished wood fireplace, radiator, coved ceiling. UPVC framed double glazed window affording an attractive outlook.





Dining Kitchen

9'11" x 12'08" Modern composite sink unit and drainer with cupboards under, matching range of wall and base units, coordinating worktops, space for slot-in electric cooker, plumbing for washing machine, space for tall fridge freezer, wall mounted Baxi gas combination boiler, coved ceiling with inset spotlighting, tiled floor area, radiator. UPVC framed double glazed window and UPVC door with frosted double glazed panel leading out into the rear garden.



Bedroom One

13'0" x 12'0" UPVC framed double glazed window affording an attractive outlook to the front elevation, radiator, coved ceiling, inbuilt wardrobe / storage cupboard.



Bedroom Two

10'02" x 8'06" UPVC framed double glazed window overlooking the rear garden.

Bathroom

6'03" x 4'10" Two piece suite incorporating panelled bath with mixer shower fittings, tiled area and folding glazed screen over, pedestal wash basin with splashback, coved ceiling, radiator. UPVC framed frosted double glazed window.



Separate WC

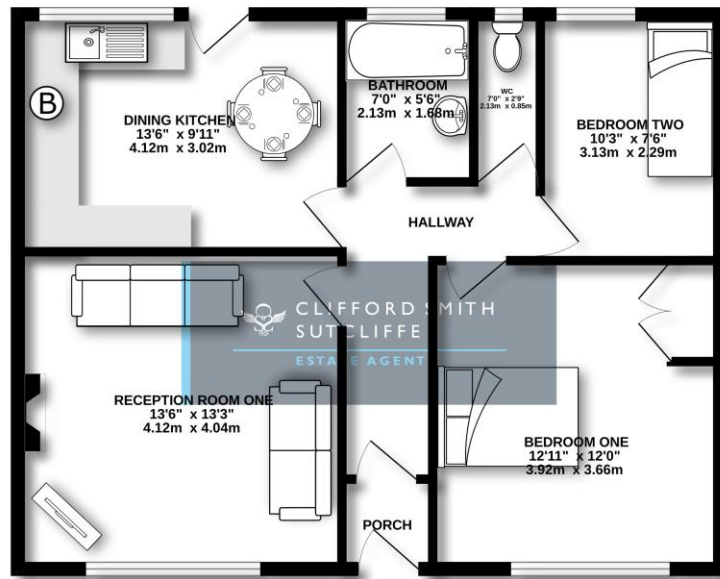
6'05" x 2'09" Low level WC, dado rail. UPVC framed frosted double glazed window.

Outside

Stone walling to the front with mature privet hedge, wrought iron gate opening onto a paved walkway extending to the front, level lawn with mature flower / shrub borders. Private enclosed garden to the rear laid mainly to lawn.



GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TWO BEDROOM BUNGALOW

TOTAL FLOOR AREA : 676 sq.ft. (62.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 65026



Tenure : Leasehold

Energy Performance Certificate Rating : TBC

Council Tax Band : C

Approximate Square Footage : 676 SqFt / 62 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

