



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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## Woodlands Road, Nelson, BB9 9JE

### £750

#### THREE-BED TERRACE IN BURNLEY

Nestled on the charming Woodlands Road in Nelson, this delightful end terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts a generous reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The spacious kitchen and dining area is designed with practicality in mind, offering ample space for family meals and gatherings. Upstairs, you will find three well-proportioned bedrooms, each providing a comfortable retreat for rest and relaxation.

The exterior features a low-maintenance rear yard, ideal for those who prefer to spend less time on upkeep and more time enjoying their home. This outdoor space offers potential for a small garden or a pleasant area to unwind after a long day.

With its convenient location and thoughtful layout, this property is sure to appeal to a variety of buyers seeking a comfortable and inviting home in a friendly neighbourhood. Don't miss the chance to make this lovely house your own.

To book a viewing or for more information please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents



# Woodlands Road, Nelson, BB9 9JE

## £750

 3  1  1  E

- End Terraced Property
- One Reception Room
- On Street Parking
- Three Bedrooms
- Three Piece Bathroom
- Council Tax Band: A
- Spacious Fitted Kitchen/Dining Room
- Enclosed Rear Yard
- EPC Rating: E

### Ground Floor

**Vestibule**  
3'6 x 3'3 (1.07m x 0.99m)  
Hardwood entrance door and door to reception room.

**Reception Room**  
12'9 x 10'11 (3.89m x 3.33m)  
Two UPVC double glazed windows, central heating radiator, living flame gas fire, marble effect hearth and surround, stairs to first floor and door to inner hall.,

**Inner Hall**  
Under stairs storage and open access to kitchen.

**Kitchen**  
16'9 x 12'9 (5.11m x 3.89m)  
Two UPVC double glazed box windows, wall and base units, laminate worktops, tiled splash back, one and half bowl composite sink with draining board and mixer tap, space for integrated oven, four burner gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, boiler, wood effect flooring and hardwood glazed door to rear.

### First Floor

**Landing**  
8' x 5'8 (2.44m x 1.73m)  
Doors to three bedrooms and bathroom.

**Bedroom One**  
12'10 x 10'10 (3.91m x 3.30m)  
UPVC double glazed window and central heating radiator.

**Bedroom Two**  
9'11 x 8'3 (3.02m x 2.51m)  
UPVC double glazed window and central heating radiator.

**Bedroom Three**  
9'10 x 7'4 (3.00m x 2.24m)  
UPVC double glazed window and central heating radiator.

**Bathroom**  
6'8 x 5'8 (2.03m x 1.73m)  
UPVC double glazed frosted window, central heating radiator, spotlights, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, part tiled elevation and wood effect flooring.

### External

**Rear**  
Enclosed yard.



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