



13 Townsley Street

Nelson

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Exceptional plot with far reaching views
- Covered gazebo and decked entertaining area
- Three well proportioned bedrooms
- Bungalow with Off-Road Parking
- Large Plot
- Freehold
- Council Tax Band B



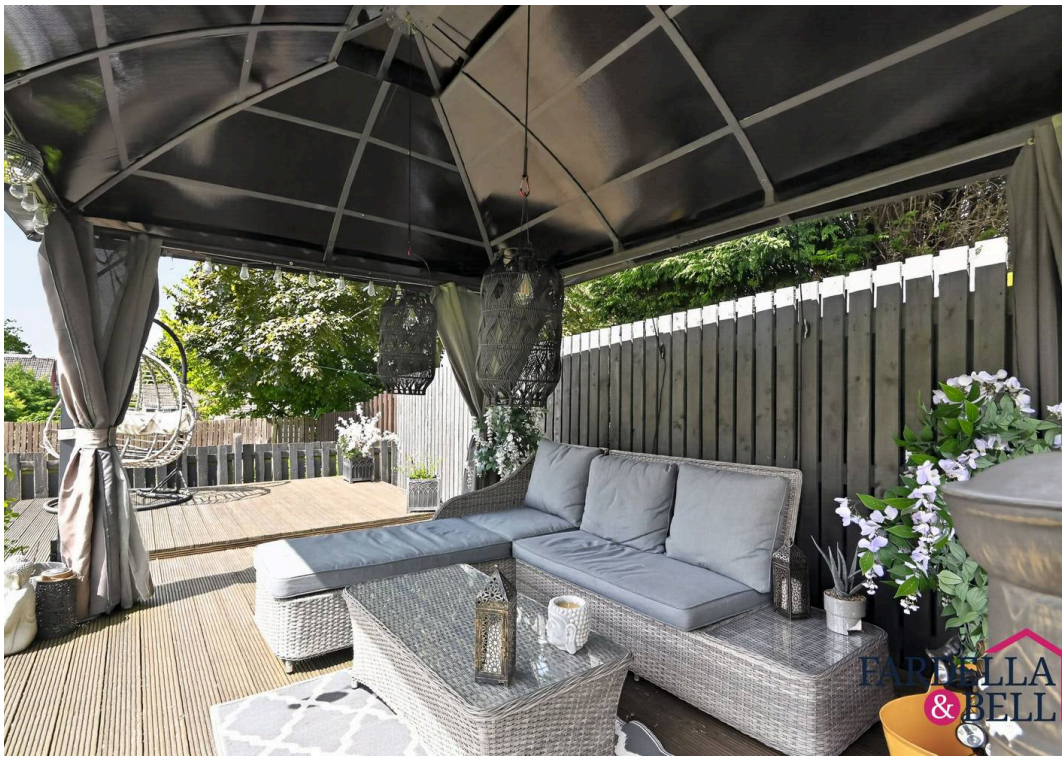
Internal

Step inside and you are welcomed by a bright entrance hall that provides access to all principal rooms, creating a practical and easy flowing layout. The spacious lounge is filled with natural light and enjoys French doors opening onto the elevated patio, framing beautiful views across the impressive rear garden and beyond. A separate dining room provides the perfect setting for family meals or entertaining guests, while the contemporary kitchen has been thoughtfully designed with a comprehensive range of sleek units, integrated appliances and space for casual dining. A door from the kitchen provides direct access to the garden. The bungalow offers three well proportioned bedrooms, making it equally suited to families, downsizers or those looking for flexible living space. The stylish shower room has been finished to a high standard with modern fittings and completes the internal accommodation.

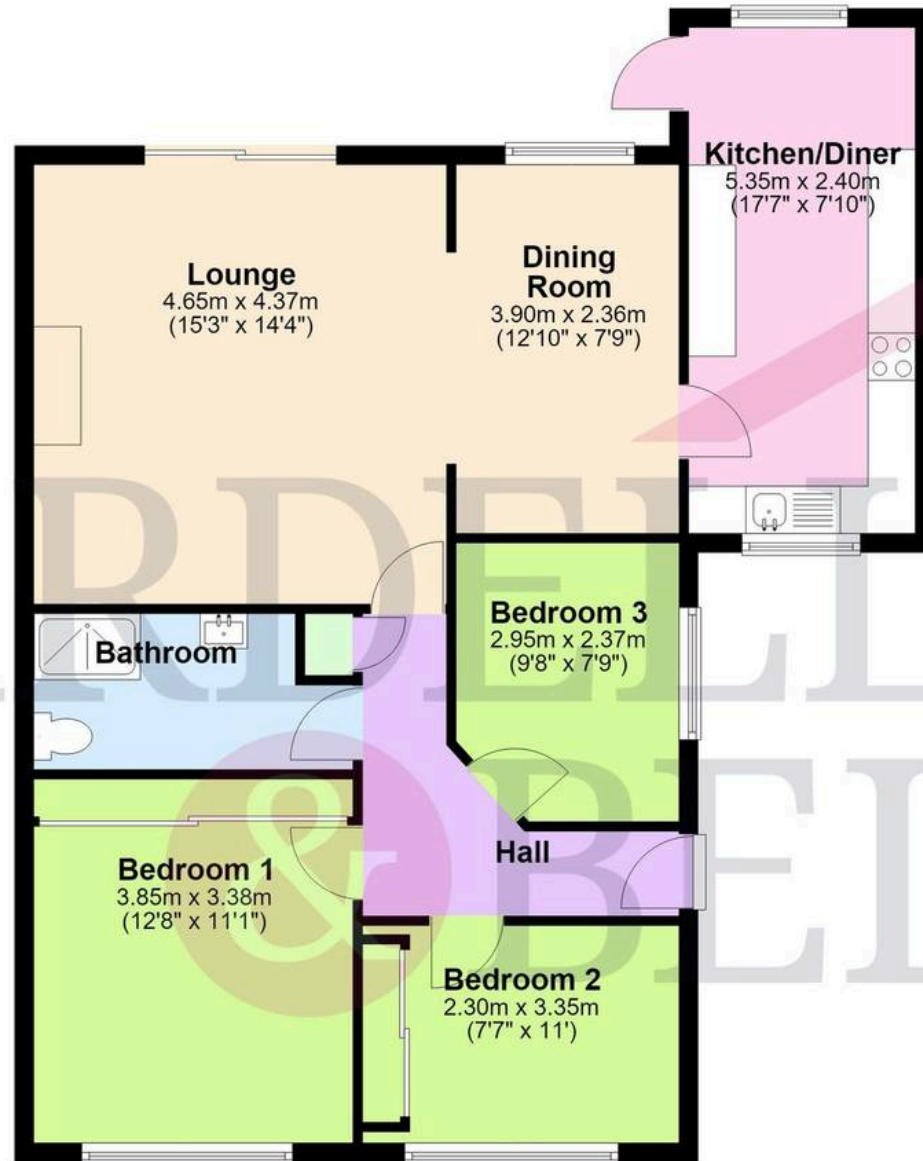
External

Occupying an exceptional plot, this property truly stands apart. To the front, a generous driveway provides ample off road parking and leads to the side of the bungalow, while attractive wrought iron railings and well maintained boundaries create an excellent first impression. The rear garden is a real highlight. Beautifully landscaped and enjoying a wonderful open outlook, it offers an excellent balance of lawn, patio and decked seating areas. An elevated terrace provides the perfect place to enjoy morning coffee or evening sunsets, overlooking the expansive garden below. A substantial timber deck features a covered gazebo, creating an inviting outdoor entertaining space that can be enjoyed throughout the seasons. There is also a useful garden shed, mature trees and established planting, all combining to provide a private and peaceful setting that is ideal for relaxing, hosting family and friends, or simply appreciating the far reaching views.





Ground Floor




Total area: approx. 85.2 sq. metres (917.1 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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