

HALIFAX ROAD, NELSON, LANCASHIRE, BB9 5BL

Offers in excess of £100,000

DESCRIPTION

**** 3 BEDROOMS ** ** MID TERRACED ** ** WELL POSITIONED ** **
COUNCIL TAX BAND A ****

Fardella and Bell are pleased to bring to the market this well presented, three bedroom family home in Brierfield.

Situated conveniently close to motorway links, bus routes, schools, leisure facilities and shops this home is ideal for a growing family or first-time buyers.

This property comprises briefly; entrance vestibule, leading into a light and spacious living room with bay window which leads on into the kitchen dining space. To the first floor there are doors leading to the three bedrooms and a main family bathroom.

We anticipate viewing levels to be high. Please call our Padiham branch to book your viewing on 01282 968668.

MAIN FEATURES

- 3 Bedrooms
- Mid Terrace
- uPVC double glazing throughout
- Gas central heating
- Council Tax band 'A'
- Leasehold 999 years
- Close to motorway links











Entrance vestibule 4'2 x 3'4

Entering through a uPVC door in to the entrance vestibule, fitted carpet and a ceiling light point.

Living room 15'5 x 14'5

Overlooking the front aspect with a uPVC double glazed bay window, ceiling light point, fitted carpet, picture rail, gas fire with wooden surround and marble hearth, TV point and radiator.

Kitchen / Diner 17'1 x 9'4

uPVC double glazed windows and door, two ceiling light points, vinyl flooring, radiator, mix of wall and base units, electric hob and electric oven, washing machine point, stainless 1.5 bowl sink with drainer and mixer tap, fridge and freezer point.

Landing

Loft access point and fitted carpet.

Bedroom One 8'6 x 11'2

To the rear aspect, two uPVC double glazed windows, radiator, fitted carpet, ceiling light point and TV point.

Bedroom Two 7'3 x 13'2

uPVC double glazed window, fitted carpet, picture rail and ceiling light point.

Bedroom Three 9'6 x 6'8

uPVC double glazed window, ceiling light point, radiator and fitted carpet.

Bathroom 8'0 x 5'9

Ceiling light point, panelled bath with chrome mixer tap and overhead shower, push button WC, pedestal sink and chrome taps, storage cupboards and vinyl flooring.

Rear yard

Secure rear yard with wooden gate and wall boundaries.




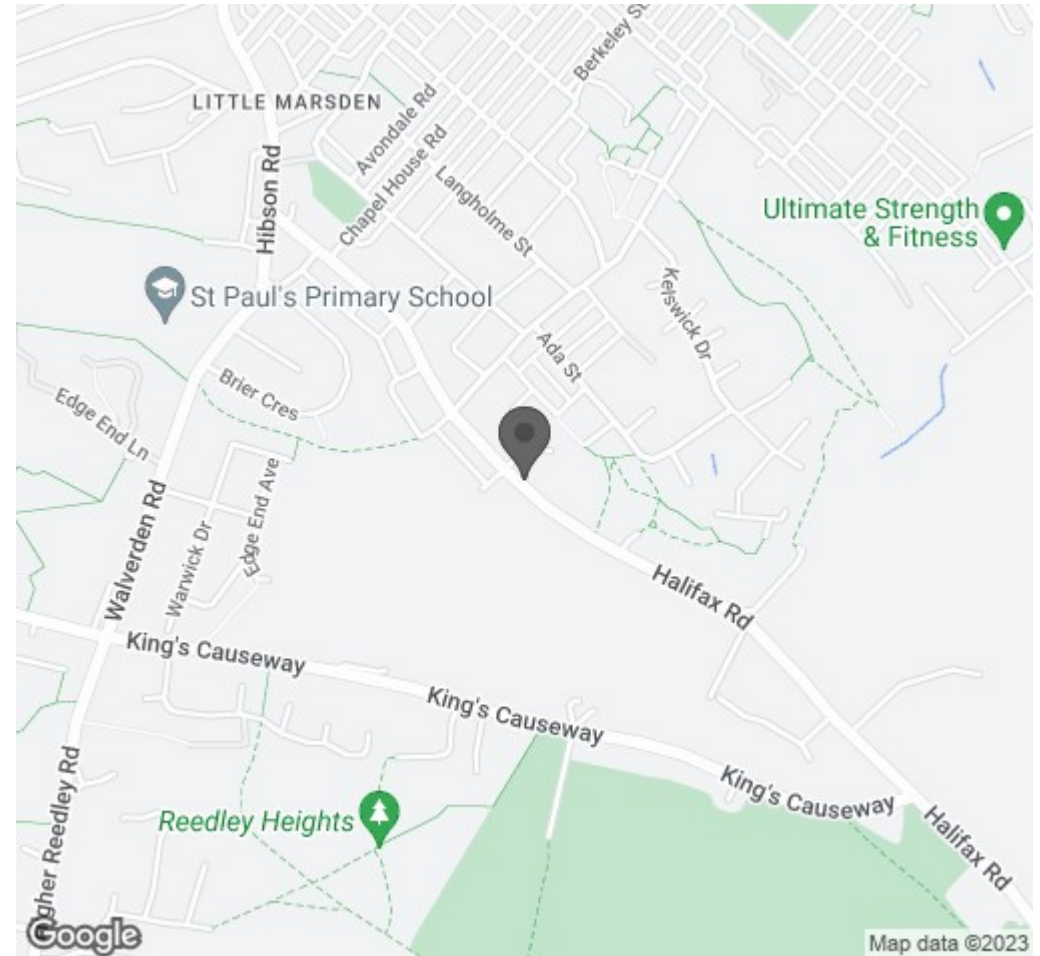
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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