



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Duckworth Street, Nelson, BB9 8PF

£199,950

AN ENVIABLE SEMI DETACHED TRUE BUNGALOW

Having been presented and updated to the highest standard throughout with immaculate presentation, spacious rooms and no chain delay, this outstanding two double bedroom semi detached true bungalow is being proudly welcomed to the market in the desirable location of Barrowford on a quiet cul de sac. A credit to the current owner this property has been transformed into a luxurious and spacious home perfect for any couple or small family ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Colne, Burnley, Skipton and major motorway links. With beautiful gardens, off road parking and neutral interiors, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner, two double bedrooms and a modern shower room. The kitchen boasts modern wall and base units and leads out to the rear. Externally there is a garden to the rear with paving, bedding and stone chip areas. To the front there is a stone chip garden with mature shrubs and a block paved driveway.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Duckworth Street, Nelson, BB9 8PF
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 2  1  1  C

- Semi Detached Bungalow
 - Contemporary Fitted Kitchen
 - Off Road Parking
 - EPC Rating C
- Two Bedrooms
 - Three Piece Shower Room
 - Tenure: Leasehold
- Spacious Reception Room
 - Enclosed Rear Garden
 - Council Tax Band: B

Ground Floor

Hall

12'10 x 10'7 (3.91m x 3.23m)
UPVC double glazed frosted leaded entrance door, central heating radiator, smoke alarm, loft access, spotlights, storage cupboard and doors to reception room, kitchen, two bedroom and shower room.

Reception Room

14'10 x 11'7 (4.52m x 3.53m)
UPVC double glazed leaded inset box window, central heating radiator, gas fire, granite effect hearth and surround and TV point.

Kitchen

15'6 x 8' (4.72m x 2.44m)
UPVC double glazed window, central heating radiator, smoke alarm, spotlights, wall and base units, wood effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, wood effect laminate floor and UPVC double glazed frosted door to rear.

Bedroom One

12'2 x 12' (3.71m x 3.66m)
UPVC double glazed window and central heating radiator,

Bedroom Two

12'10 x 9'3 (3.91m x 2.82m)
UPVC double glazed leaded window, central heating radiator and wood effect laminate floor.

Shower Room

8'7 x 6'2 (2.62m x 1.88m)
UPVC double glazed frosted leaded window, heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, direct feed walk-in rainfall shower with rinse head, extractor fan, tiled elevation and wood effect lino flooring.

External

Front

Stone chips, mature shrubs and block paved driveway.

Rear

Enclosed garden, paving, stone chips and bedding areas.



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