



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Ethersall Road, Nelson, BB9 ORP

### Offers Over £150,000

#### THE PERFECT FAMILY HOME

Nestled on the charming Ethersall Road in Nelson, this outstanding semi-detached family home is a true gem. Presented and maintained to an exceptional standard, this property offers a warm and inviting atmosphere, making it the perfect place for families to create lasting memories.

As you approach the home, you will be greeted by enviable wrap-around gardens that provide a delightful outdoor space for children to play and for family gatherings. The ample off-road parking ensures convenience for residents and guests alike, a rare find in such a desirable location.

Inside, the property boasts two spacious living areas, allowing for both relaxation and entertainment. The generous layout continues with three well-proportioned bedrooms, each offering a comfortable retreat for family members. The overall design of the home promotes a sense of space and light, making it an ideal environment for family life.

This property is truly ready to move straight into, with no need for immediate renovations or updates. Its combination of beautiful presentation, spacious rooms, and a fantastic garden makes it a must-see for anyone seeking a family home in Nelson. Do not miss the opportunity to view this remarkable property, as it is sure to attract considerable interest in the market.

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

# Ethersall Road, Nelson, BB9 ORP

Offers Over £150,000



- Tenure Freehold
- Council Tax Band A
- EPC Rating TBC
- Ample Off Road Parking
- Envious Wrap Around Gardens
- Ideal Family Home With Viewing Essential
- Fitted Kitchen And Three Piece Bathroom Suite
- Two Spacious Reception Rooms
- Close Proximity To Local Amenities
- Easy Access To Major Network Links

## Ground Floor

### Entrance Hall

11'11 x 5'11 (3.63m x 1.80m)

### Storage

5'9 x 3'5 (1.75m x 1.04m)

### Dining Room

12' x 9'10 (3.66m x 3.00m)

### Reception Room

13'1 x 12' (3.99m x 3.66m)

### Kitchen

12' x 9' (3.66m x 2.74m)

## First Floor

### Landing

13'4 x 4'1 (4.06m x 1.24m)

### Bedroom One

13'11 x 13'1 (4.24m x 3.99m)

### Bedroom Two

13'1 x 12' (3.99m x 3.66m)

### Bedroom Three

9' x 7'5 (2.74m x 2.26m)

### Bathroom

8'1 x 5'11 (2.46m x 1.80m)



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