



## Bankfold, Nelson, BB9 6JW

### Offers Over £425,000

AN EXCEPTIONAL DETACHED FAMILY HOME COVERING APPROX 1957.3 SQUARE FEET- CHAIN FREE

Having been presented and maintained to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space and flowing internally with character and charm, this exceptional four bedroom detached property is being proudly welcomed to the market in the desirable location of Barrowford in a picturesque setting. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Colne, Skipton and major motorway links. Situated on an extensive plot with garage, impressive lower ground floor space which has been previously used as family games room, ample off road parking and four generously sized bedroom, this is the perfect family home for any potential buyer to put their own stamp on! Boasting spacious rooms, beautifully presented gardens and having been a credit to the current owner, this property is the perfect family home truly not to be missed!

The property comprises briefly; an entrance porch leads on to a kitchen which guides you through to a hallway and dining room/lounge. The dining room leads on to a spacious lounge which leads on to the hallway. The hallway provides access through to four generously sized bedrooms, all with fitted wardrobes, a bathroom and shower room, as well as housing a staircase to the lower ground floor. The lower ground floor comprises of a landing leading on to the versatile living space which has its own separate access and could be converted into a fantastic self contained annex if desired. Externally there is an enviable wrap around garden with laid to lawn, paving, bedding, mature shrubs, additional land, two driveways and access on to the double garage.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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 4  2  3  C

- Tenure: Freehold
  - Ample Off Road Parking With Two Driveways And Access To A Double Garage
  - Ideal Family Home covering Approx 1957.3 Sq Foot
  - Property Fitted With Alarm System
- Council Tax Band; F
  - Enviably Wrap Around Garden
  - Four Generously Sized Bedrooms
- EPC Rating: C
  - Easy Access To Major Network Links
  - Sought After Location

### Ground Floor

#### Entrance

UPVC double glazed leaded door to porch.

#### Porch

5'10 x 3'4 (1.78m x 1.02m)

Two UPVC double glazed windows, wood clad to ceiling, cupboard and hard wood single glazed frosted door to kitchen.

#### Kitchen

13'2 x 12' (4.01m x 3.66m)

New UPVC double glazed window, central heating radiator, range of panel wood wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated double oven, four ring electric hob, space for fridge freezer, plumbed for washing machine and dishwasher, loft access, doors to dining room and hallway.

#### Dining Room

13'6 x 12' (4.11m x 3.66m)

Two new UPVC double glazed windows, central heating radiator, coving, television point, gas fire and hardwood single glazed double doors to reception room.

#### Lounge

21'6 x 16'2 (6.55m x 4.93m)

Two new UPVC double glazed windows, central heating radiator, coving, inset shelving, two feature wall lights, gas fire, television point and door to hallway.

#### Hallway

16'8 x 14'5 (5.08m x 4.39m)

Central heating radiator, coving, smoke alarm, two storage cupboards, three feature wall lights, doors to four bedrooms, bathroom and shower, room, stairs to lower ground floor and new UPVC double glazed frosted door to rear.

#### Bedroom One

13'2 x 11'10 (4.01m x 3.61m)

New UPVC double glazed window, central heating radiator, fitted wardrobe and two feature wall lights.

#### Bedroom Two

12'6 x 10'11 (3.81m x 3.33m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bedroom Three

11'3 x 10'11 (3.43m x 3.33m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bedroom Four

9'8 x 8'11 (2.95m x 2.72m)

Two UPVC double glazed windows, central heating radiator and fitted wardrobe.

### Shower Room

6'2 x 5'9 (1.88m x 1.75m)

New UPVC double glazed frosted window, low flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosure and tiled elevation.

### Bathroom

8'11 x 8'8 (2.72m x 2.64m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and rinse head, separate plumbing for wet room, pedestal wash basin with mixer tap, low flush WC, tiled elevation and linen cupboard.

### Lower Ground Floor

#### Landing

11'3 x 5'11 (3.43m x 1.80m)

Door to second living area.

### Second Lounge

21'7 x 15'7 (6.58m x 4.75m)

Three UPVC double glazed windows, central heating radiator and UPVC double glazed frosted door to rear. Private entrance to second driveway.

### External

Wrap around gardens with extensive land surrounding the property totalling approximately half an acre. Paving, stone chip bedding areas, mature shrubs, two double driveways and access to double garage.



Tel: 01282469023

www.keenans-estateagents.co.uk