



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 80 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | |
| (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.

Queensgate, Nelson, BB9 0AT

£190,000

UNIQUE 3 BEDROOM DETACHED PROPERTY IN NELSON
Situating in the area of Queensgate, Nelson, this delightful detached house offers a perfect blend of comfort and practicality. With a unique layout, the property boasts an ample sized reception room that provides a welcoming space for relaxation, entertaining and outstanding views of Pendle Hill.

The well-equipped kitchen is designed to meet all your culinary needs, making it a joy to prepare meals for family and friends.

This home features three spacious bedrooms, ensuring plenty of room for everyone. One of the bedrooms overlooks the enclosed rear garden, which is a true highlight of the property. The garden is thoughtfully designed with bedding areas and laid to lawn grass, providing a serene outdoor space to unwind. Additionally, a greenhouse offers the perfect opportunity for gardening enthusiasts to cultivate their favourite plants.

For those with vehicles, the property includes off-road parking conveniently located in front of the garage, adding to the overall appeal of this lovely home.

This property is ideal for families or anyone seeking a peaceful retreat in a friendly neighbourhood. With its thoughtful design and ample outdoor space, it presents a wonderful opportunity to create lasting memories. Don't miss the chance to make this charming house your new home.

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Queensgate, Nelson, BB9 0AT

£190,000

 3  1  1  D

- Tenure Leasehold
 - Off Road Parking
 - Fitted Kitchen And Three Piece Shower Room
 - Close Proximity To Local Amenities
- Council Tax Band C
 - Viewing Essential
 - Enviaible Garden Space
- EPC Rating D
 - Ideal Family Home
 - Easy Access To Major Commuter Routes

Ground Floor

Split Level Entrance

10'5 x 6' (3.18m x 1.83m)

UPVC double glazed door to entrance hall, two UPVC double glazed frosted windows, stairs to first floor and stairs leading ground floor hall.

Hall

14'2 x 2'8 (4.32m x 0.81m)

Under stairs storage, central heating radiator, smoke alarm, doors to three bedrooms and shower room.

Bedroom One

11'10 x 8'11 (3.61m x 2.72m)

UPVC double glazed window and central heating radiator,

Bedroom Two

11' x 8'4 (3.35m x 2.54m)

Central heating radiator, sliding door to rear and fitted storage.

Bedroom Three

8'10 x 8'5 (2.69m x 2.57m)

UPVC double glazed window and central heating radiator.

Shower Room

7'6 x 5'3 (2.29m x 1.60m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, walk in shower, integrated storage and wood effect flooring.

First Floor

Kitchen

12'1 x 10'9 (3.68m x 3.28m)

UPVC double glazed window, range of panelled wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, integrated oven in a high rise unit, four ring gas hob, tiled splash back, extractor hood, integrated fridge, spotlights, wood clad to ceiling, door to reception room and integrated storage.

Reception Room

17'8 x 11'10 (5.38m x 3.61m)

Three UPVC double glazed windows, three central heating radiators, coving, electric fire with stone fire place, feature wall lights and television point.

External

Rear

Extensive tiered laid to lawn garden, bedding areas, mature shrubs, trees, greenhouse and paving.

Front

Gated block paved drive, access to garage, laid to lawn, bedding areas, mature shrubbery, trees and paved steps leading down to front elevation of property.



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