



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		
	58	69
EU Directive 2002/91/EC		
England & Wales		

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.

## Halifax Road, Nelson, BB9 0EL

### Offers Over £299,950

A GORGEOUS RECENTLY RENOVATED FAMILY HOME

Nestled on Halifax Road in the charming town of Nelson, this semi-detached house has been recently and meticulously renovated to an immaculate standard, making it an ideal choice for a growing family. The property boasts a contemporary design with neutral decor throughout, featuring sleek panelling that adds a touch of elegance to the living spaces.

Upon entering, you will find two spacious reception rooms that seamlessly open into one another, creating a welcoming atmosphere perfect for both relaxation and entertaining. The modern kitchen is equipped with high-quality finishes, ensuring a delightful cooking experience. Additionally, the property includes a convenient downstairs wetroom/shower room, enhancing its practicality for family living.

The house offers three generously sized bedrooms, providing ample space for rest and privacy. An attic room further extends the living area, offering versatility for use as a study, playroom, or additional storage. The property offers potential to be extended to the rear as a single or double storey extension, subject to the necessary planning permission.

Outside, the property features a double garage and a generous rear garden, ideal for outdoor activities and family gatherings. Ample off-road parking is available at the front, ensuring convenience for residents and guests alike.



# Halifax Road, Nelson, BB9 0EL

## Offers Over £299,950

 3  2  2  D

- Exquisite Semi Detached Property
  - Modern Fitted Kitchen
  - Ample Off Road Parking and Garage
  - EPC Rating D
- Three Bedrooms
  - Recently Renovated Throughout
  - Tenure Leasehold
- Versatile Attic Room
  - Immaculate Rear Garden
  - Council Tax Band C

### Ground Floor

#### Entrance Vestibule

4'9 x 2'5 (1.45m x 0.74m)  
UPVC double glazed front door and door to hall.

#### Hall

13'10 x 5'7 (4.22m x 1.70m)  
Central heating radiator, panelled elevations, coving, doors leading to reception room one, kitchen, under stairs storage with boiler and electric and stairs to first floor.

#### Reception Room One

12'1 x 11'4 (3.68m x 3.45m)  
UPVC double glazed bow window with Hilary blinds, central heating radiator, wood panelled elevations and open to reception room two.

#### Reception Room Two

13'3 x 12'1 (4.04m x 3.68m)  
Two central heating radiators, wood panelled elevations, wall mounted remote electric fire, doors leading to kitchen and conservatory.

#### Conservatory

10'10 x 8'6 (3.30m x 2.59m)  
UPVC double glazed windows, pitched polycarbonate roof, two central heating radiators, tiled flooring and UPVC double glazed French doors to rear.

#### Kitchen

14'3 x 12'7 (4.34m x 3.84m)  
Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with laminate work surfaces, breakfast bar, integrated high rise double oven, five ring gas hob and extractor hood, glass splashback, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, integrated dishwasher, integrated microwave, corner carousel, integrated fridge freezer, tiled flooring and door to shower room.

#### Shower Room

5'7 x 2'7 (1.70m x 0.79m)  
UPVC double glazed window, central heated towel rail, dual flush plate WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, PVC panelling to ceiling, extractor fan, tiled elevations and tiled flooring.

### First Floor

#### Landing

UPVC double glazed window, doors leading to three bedrooms, bathroom and stairs to second floor.

#### Bedroom One

11'11 x 11'8 (3.63m x 3.56m)  
UPVC double glazed bay window, central heating radiator and part wood panelled elevations.

#### Bedroom Two

9'7 x 9'1 (2.92m x 2.77m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Three

8'2 x 5'11 (2.49m x 1.80m)  
UPVC double glazed window and central heating radiator.

#### Bathroom

8'1 x 6'0 (2.46m x 1.83m)  
UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, Bluetooth illuminated mirror with WIFI demist zone, double panel bath with overhead direct feed shower, PVC panelling to ceiling, partially tiled elevations and tiled flooring.

### Second Floor

#### Attic Room

12'10 x 12'5 (3.91m x 3.78m)  
Velux window, central heating radiator and under eave storage.

#### External

#### Rear

Enclosed garden with laid to lawn, paving, gravel chippings, timber shed and access to garage.

#### Front

Block paved driveway.



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