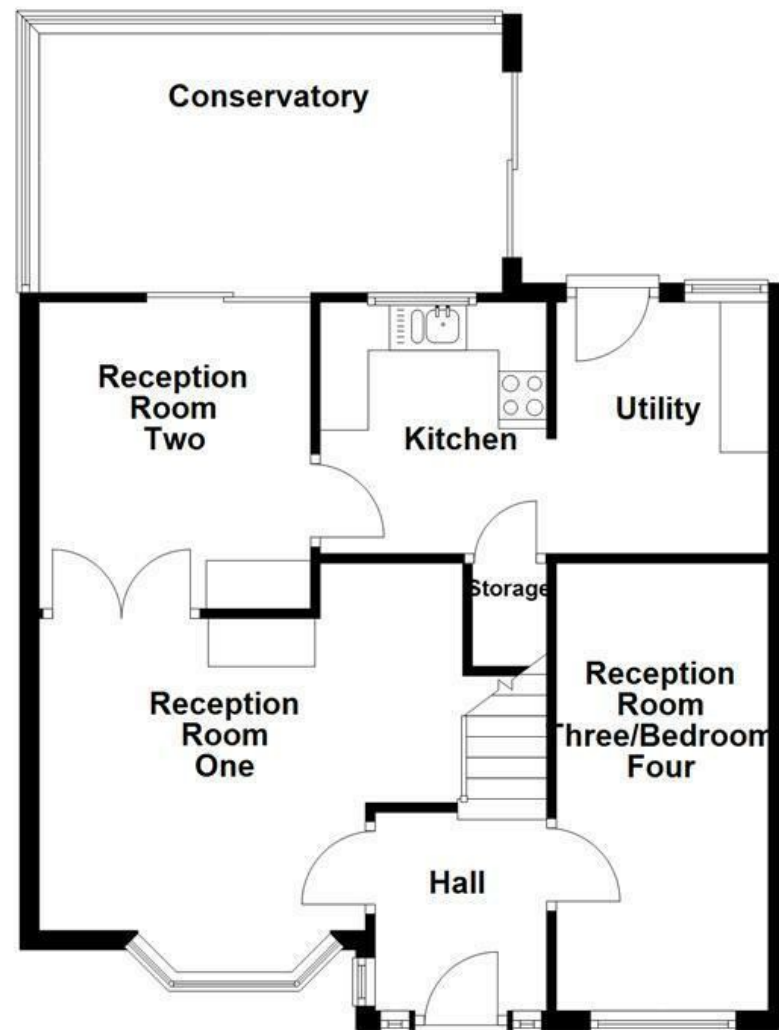
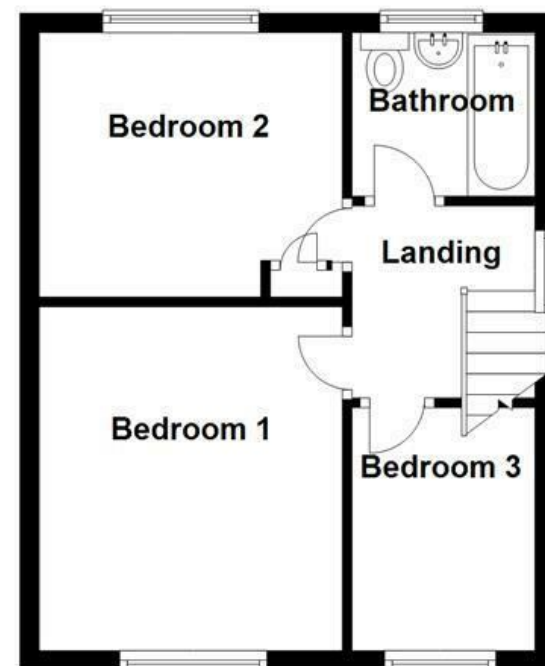


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.

Weatherhill Crescent, Nelson, BB9 0HF

Offers Over £190,000

SEMI DETACHED PROPERTY NOT TO BE MISSED

Nestled in the charming area of Weatherhill Crescent, Brierfield, this delightful three/four bedroom semi-detached family home presents an excellent opportunity for those seeking a property with great potential. Spanning approximately 980 square feet, this residence, built in 1970, boasts two inviting reception rooms that provide ample space for family gatherings and entertaining guests.

One of the standout features of this home is its stunning countryside views towards the iconic Pendle Hill, offering a picturesque backdrop that enhances the overall appeal of the property. The location is particularly advantageous, with convenient access to major commuter routes, making it ideal for those who travel for work or leisure.

The property is a blank canvas, ready for modernisation and personalisation to suit your tastes. The converted garage adds versatility, serving as either an additional living space or a fourth bedroom, catering to the needs of a growing family.

Outside, the good-sized rear garden offers a perfect space for children to play or for hosting summer barbecues, while the driveway provides off-road parking, ensuring convenience for residents and visitors alike.

In summary, this semi-detached home in Brierfield is not just a house; it is a perfect family home waiting to be transformed into your dream residence. With its spacious layout, beautiful views, and potential for enhancement, this property is a must-see for anyone looking to settle in a welcoming community.

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Weatherhill Crescent, Nelson, BB9 0HF

Offers Over £190,000

 3  1  2  D

- Ideal Investment Opportunity Or First Time Buy
 - Envious Rear Garden Space
 - Tenure Leasehold
 - Off Road Parking With Driveway
- Stunning Views Of Pendle Hill
 - Council Tax Band C
 - Easy Access To Commuter Routes
- Converted Garage For Extra Space
 - Two Spacious Reception Rooms With Potential For Modernisation
 - EPC Rating D

Ground Floor

Entrance

UPVC double glazed frosted stained glass leaded door and UPVC double glazed frosted windows to hall.

Hall

6'9 x 5'9 (2.06m x 1.75m)

Central heating radiator, smoke alarm, vinyl flooring, stairs to first floor, doors to reception room one and reception room three/bedroom four.

Reception Room One

14'3 x 13'2 (4.34m x 4.01m)

UPVC double glazed bay window, central heating radiator, coving, two feature wall lights, television point, stone hearth and wood mantel (no fire) and double doors to reception room two.

Reception Room Two

10'5 x 9' (3.18m x 2.74m)

Central heating radiator, coving, door to kitchen and UPVC double glazed sliding door to conservatory.

Conservatory

15'8 x 8'10 (4.78m x 2.69m)

Mostly UPVC double glazed windows with sloped roof, two storage heaters, one feature wall light, tiled floor and UPVC double glazed sliding door to rear.

Kitchen

8'10 x 8'1 (2.69m x 2.46m)

UPVC double glazed window, central heating radiator, panel wall and base units, laminate work top, oven, four ring gas hob, tiled splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, plumbed for dishwasher, wood effect flooring, open access to utility and door to under stairs storage.

Utility

8'7 x 7'5 (2.62m x 2.26m)

UPVC double glazed window, central heating radiator, wall units, laminate work top, wall mounted Ideal boiler, tiled floor and UPVC double glazed frosted door to rear.

Reception Room Three/Bedroom Four

15'3 x 7'3 (4.65m x 2.21m)

UPVC double glazed window, central heating radiator and spotlights.

First Floor

Landing

8'5 x 6'2 (2.57m x 1.88m)

UPVC double glazed window, central heating radiator, loft access, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

11'9 x 11' (3.58m x 3.35m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11' x 10'7 (3.35m x 3.23m)

UPVC double glazed window, central heating radiator and door to storage.

Bedroom Three

8'2 x 6'2 (2.49m x 1.88m)

UPVC double glazed window and central heating radiator.

Bathroom

6'1 x 5'5 (1.85m x 1.65m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, wood panel bath, overhead direct feed shower, PVC panel elevation and wood effect laminate flooring.

External

Rear

Laid to lawn garden and paved patio.

Front

Laid to lawn garden, bedding areas, driveway for off road parking for vehicles in tandem and views of Pendle hill.



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