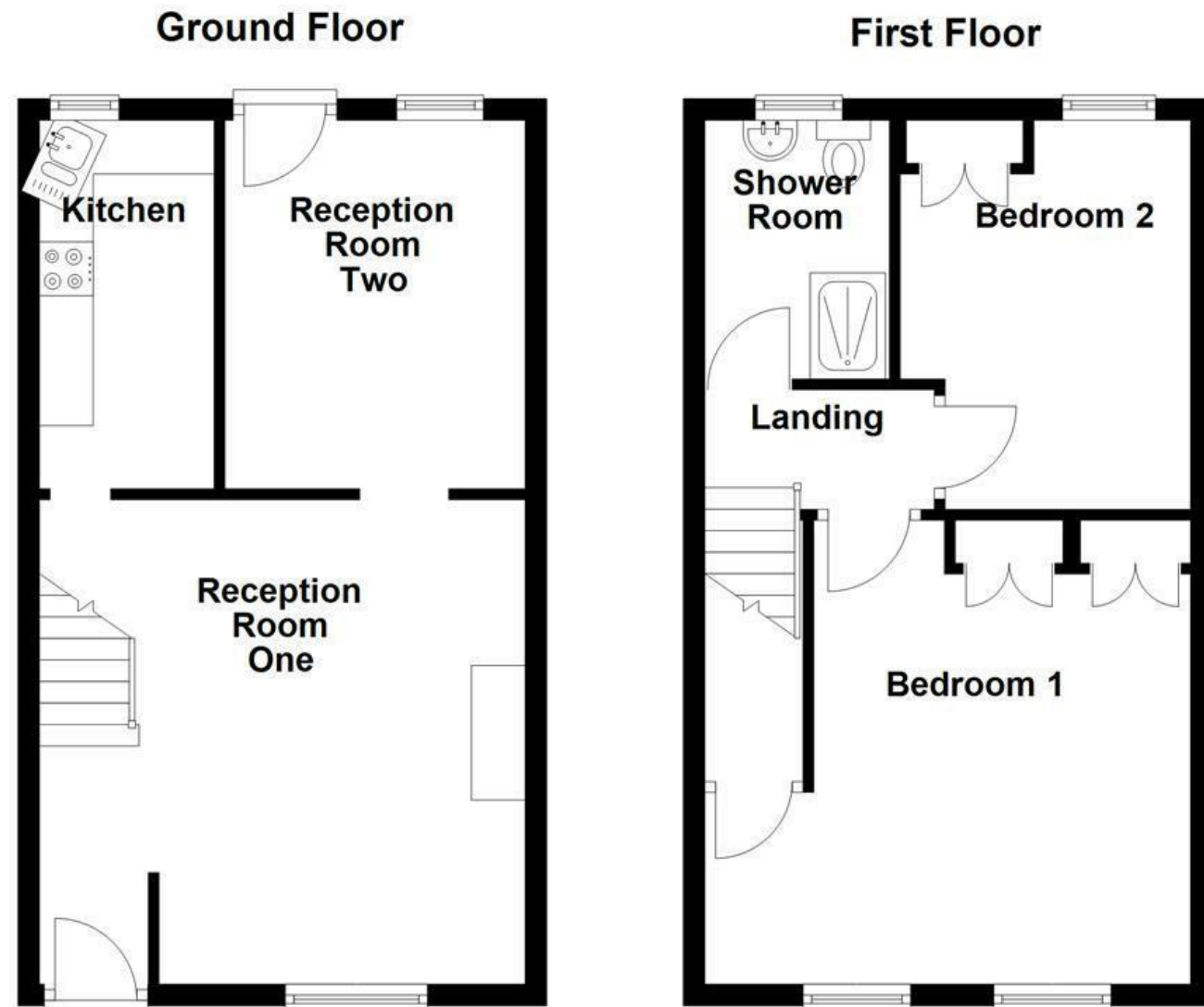




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.

Halifax Road, Brierfield, BB9 5BQ

Offers Over £120,000

SPACIOUS TWO BEDROOM COTTAGE

Situated on Halifax Road in the area of Brierfield, Nelson, this delightful terraced cottage presents a wonderful opportunity for both first-time buyers and those seeking a rental investment. The property boasts two inviting reception rooms that are filled with an abundance of natural light, creating a warm and welcoming atmosphere.

With two well-proportioned bedrooms, this cottage offers surprisingly spacious living areas that can easily be tailored to suit your personal style. The potential for modernisation and updating is significant, allowing you to create a home that reflects your individual taste and preferences.

The generous rear garden is a standout feature, providing a perfect outdoor space for relaxation, gardening, or entertaining guests. It is an ideal setting for enjoying the fresh air and sunshine, making it a lovely extension of your living space.

Conveniently located, the property offers good access to the M65, ensuring that commuting to nearby towns and cities is both easy and efficient. This makes it an attractive option for those who work in the surrounding areas but prefer the tranquillity of a residential neighbourhood.

Halifax Road, Brierfield, BB9 5BQ

Offers Over £120,000



- Tenure TBC
- On Street Parking
- Ideal Investment Opportunity Or First Time Buy
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Two Well Proportioned Bedrooms
- Ample Sized Rear Garden
- EPC Rating TBC
- Original Features
- Bursting With Potential

Ground Floor

Entrance

UPVC double glazed door to reception room one.

Reception Room One

14'10 x 14'9 (4.52m x 4.50m)

UPVC double glazed window, two central heating radiators, exposed beams, electric fire, stairs to first floor and open access to reception room two.

Reception Room Two

11'3 x 9'4 (3.43m x 2.84m)

UPVC double glazed window, two central heating radiators, exposed beams, open access to kitchen and UPVC double glazed door to rear.

Kitchen

11' x 6'5 (3.35m x 1.96m)

UPVC double glazed window, panelled wall and base units, laminate work top, space for a freestanding oven, tiled splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, wall mounted boiler, tiled floor and open to under stairs storage.

First Floor

Landing

Loft access, doors to two bedrooms and shower room.

Bedroom One

15'1 x 14'9 (4.60m x 4.50m)

Two UPVC double glazed windows, two central heating radiators, fitted wardrobes, exposed beams and above stairs storage.

Bedroom Two

11'9 x 8'11 (3.58m x 2.72m)

UPVC double glazed window, central heating radiator, fitted wardrobes and exposed beams.

Shower Room

8'3 x 5'9 (2.51m x 1.75m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, electric feed shower enclosure with PVC panel elevations and exposed beams.

External

Rear

Enclosed garden with artificial grass, gravel chippings, patio area and timber shed.

Front

Enclosed paved courtyard.



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