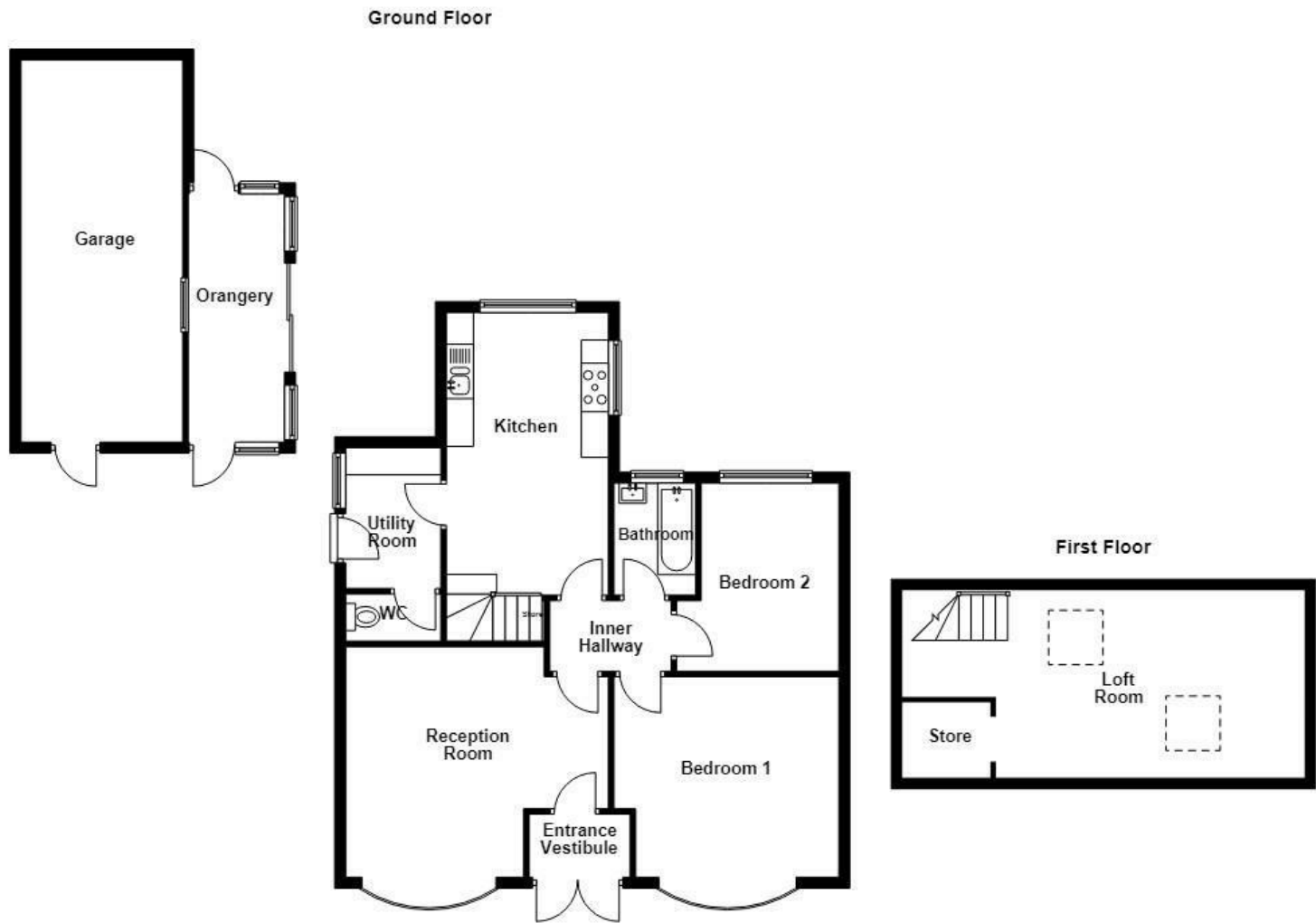




| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (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 |         |           |
| 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.

## Hazelwood Road, Nelson, BB9 9NF

### £190,000

A FANTASTIC TWO BEDROOM BUNGALOW WITH ADDED LOFT ROOM

Nestled on the charming Hazelwood Road in Nelson, this delightful two-bedroom semi-bungalow offers a perfect blend of comfort and versatility. Upon entering, you are greeted by a bright and cosy lounge, ideal for relaxation or entertaining guests. The spacious kitchen diner provides an inviting space for family meals and gatherings, making it the heart of the home.

This property boasts two generously sized double bedrooms, ensuring ample space for rest and privacy. Additionally, the large loft space presents a fantastic opportunity for further development; it could easily serve as an extra bedroom, a playroom for children, or a home office, catering to your personal needs.

The exterior of the property is equally impressive, featuring a lovely rear garden complete with an orangery, perfect for enjoying the outdoors in comfort. The garage offers convenient storage or parking, while the driveway accommodates multiple vehicles, making it ideal for families or those who enjoy hosting visitors.

This semi-bungalow is not just a house; it is a home filled with potential, situated in a pleasant neighbourhood. With its versatile spaces and inviting atmosphere, it is sure to appeal to a variety of buyers looking for a comfortable and adaptable living environment. Don't miss the chance to make this charming property your own.

# Hazelwood Road, Nelson, BB9 9NF

£190,000



- Two Bedroom Semi Detached Bungalow
- Bright Orangery Overlooking The Rear Garden
- Off Road Parking
- Tenure - Freehold
- Spacious Kitchen Diner
- Generous Rear Garden
- EPC Rating - TBC
- Versatile Loft Room
- Ideal Home With Flexible Living Accommodation
- Council Tax Band - B

## Ground Floor

### Entrance Vestibule

5'6 x 3'10 (1.68m x 1.17m)

### Reception Room

15'10 x 13'11 (4.83m x 4.24m)

### Kitchen

19'10 x 9'11 (6.05m x 3.02m)

### Bedroom One

13'7 x 12'1 (4.14m x 3.68m)

### Bedroom Two

12'1 x 11'4 (3.68m x 3.45m)

### Bathroom

7'1 x 4'10 (2.16m x 1.47m)

### Utility Room

8'6 x 6'7 (2.59m x 2.01m)

### WC

5'9 x 2'7 (1.75m x 0.79m)

## First Floor

### Loft Room

24'4 x 11'4 (7.42m x 3.45m)

## External

### Garage

23 x 9'9 (7.01m x 2.97m)

### Orangery

15 x 5'10 (4.57m x 1.78m)



Tel: 01282469023

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)