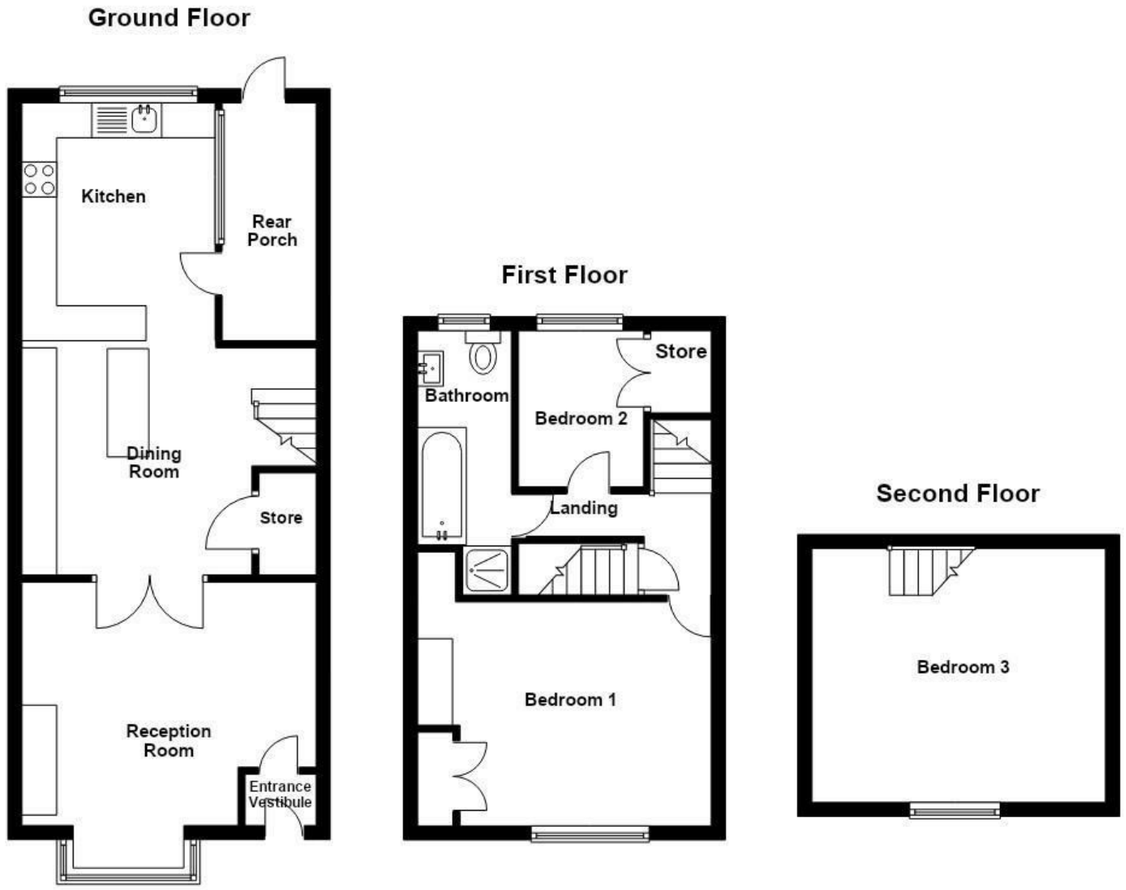
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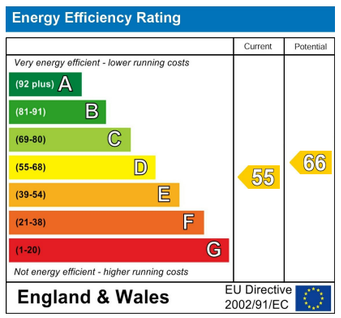












Higher Reedley Road, Nelson, BB9 5HA

£150,000

AN ENVIABLE MODERN TERRACED PROPERTY WITH GARDEN TO THE REAR

Nestled on Higher Reedley Road in Brierfield, Nelson, this immaculately presented three-bedroom mid-terraced house is a delightful find for any family seeking a comfortable and stylish home. The property boasts spacious rooms adorned with elegant decoration, all while offering stunning views of the iconic Pendle Hill, making it a truly inviting space.

Conveniently located, this home is in close proximity to well-regarded schools, local amenities, and town facilities. Regular bus services and swift access to major motorways ensure that commuting and daily errands are effortlessly manageable.

Upon entering, you are greeted by a welcoming vestibule that leads into a generous reception room. This area features double doors that open into an open-plan dining and kitchen space, perfect for family gatherings and entertaining. The ground floor also includes stairs leading to the first floor, under-stairs storage, and access to a rear porch.

The first floor landing provides access to two well-proportioned bedrooms and a family bathroom, with further stairs leading to a charming attic bedroom on the second floor, ideal for guests or as a private study.

Externally, the property offers a small rear yard that leads via a pathway to a beautifully landscaped garden. This outdoor space features gravel paths, bedding areas with mature shrubs, a decked area, paved patios, and a greenhouse, providing a perfect retreat for gardening enthusiasts or those who simply enjoy outdoor living.

To the front, an ornamental grass and gravel chip garden enhances the property's curb appeal, complemented by a pathway leading to the entrance door. This home is not just a property; it is a sanctuary waiting to be filled with cherished memories. For further information or to arrange a viewing, please do not hesitate to contact our Burnley office at your earliest convenience.

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.

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Higher Reedley Road, Nelson, BB9 5HA

£150,000

3 1 2 D

- A Modern Mid Terraced Property
- Sought After Location
- On Street Parking
- Council Tax Band B
- Three Bedrooms
- Enviable Rear Garden
- EPC Rating D
- Beautifully Presented
- Perfect Family Home
- Tenure Freehold

Ground Floor

Gravel chip area and steps up to the front entrance door.

Entrance
UPVC double glazed door to the entrance vestibule.

Entrance Vestibule
3'5 x 2'9 (1.04m x 0.84m)

Reception Room
16'2 x 13'10 (4.93m x 4.22m)

Dining Room
13'9 x 10'8 (4.19m x 3.25m)

Kitchen
10'2 x 9'1 (3.10m x 2.77m)

Rear Porch
11 x 3'9 (3.35m x 1.14m)

First Floor

Landing
9'1 x 4'9 (2.77m x 1.45m)

Bedroom One
13'10 x 10'6 (4.22m x 3.20m)

Bedroom Two
7'4 x 5'11 (2.24m x 1.80m)

Bathroom
12'5 x 4'9 (3.78m x 1.45m)

Second Floor

Bedroom Three
13'10 x 11'11 (4.22m x 3.63m)

External

Rear
Gated yard space and access to the tiered garden with greenhouse, decking , laid to lawn garden and gravel chipped pathways.

Front










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