



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.

Walverden Road, Brierfield, BB9 0PH

Offers Over £165,000

MID TERRACED PROPERTY WITH GARDEN

Nestled on the charming Walverden Road in Brierfield, Nelson, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a cosy reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is practical and functional, ensuring that every corner is utilised effectively.

The property features a modern bathroom, designed to provide both comfort and convenience. The kitchen area is well-equipped, allowing for easy meal preparation and family gatherings.

One of the standout features of this home is the off-road parking, a valuable asset in today's busy world, providing peace of mind and ease of access.

Situated in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it an ideal location for families and professionals alike. With its appealing features and prime location, this mid-terrace house on Walverden Road is a wonderful place to call home. Don't miss the chance to view this charming property and envision your future here.

Walverden Road, Brierfield, BB9 0PH

Offers Over £165,000



- Double Aspect Mid Terraced Property
- Modern Three Piece Bathroom
- Ample Off Road Parking And Double Garage
- EPC Rating: TBC
- Spacious Reception Room
- Traditional Fitted Kitchen
- Tenure: Freehold
- Two Bedrooms (With Scope For Three)
- Large Well Maintained Rear Garden
- Council Tax Band: A

Ground Floor

Reception Room

18'1 x 14'10 (5.51m x 4.52m)
UPVC double glazed frosted entrance door, two UPVC double glazed windows, central heating radiators, exposed beams, smoke alarm, coving, living flame gas fire, marble effect hearth and surround, wood mantle, under stairs storage, store cupboard, wood effect laminate flooring, stairs to first floor and doors to kitchen and conservatory.

Conservatory

7'6 x 7'5 (2.29m x 2.26m)
UPVC double glazed windows, spotlights, wood effect laminate flooring and UPVC double glazed door to rear.

Kitchen

18' x 9'3 (5.49m x 2.82m)
Two UPVC double glazed windows, central heating radiator, coving, hardwood wall and base units, laminate worktops, composite sink with draining board and mixer tap, space for freestanding cooker, Main boiler, plumbing for washing machine, space for fridge freezer, extractor fan and tiled floor.

First Floor

Landing

18'3 x 4'8 (5.56m x 1.42m)
Two UPVC double glazed window, central heating radiator, loft access, smoke alarm, coving, wood effect flooring and doors to two bedrooms and bathroom.

Bedroom One

18'7 x 10' (5.66m x 3.05m)
Two UPVC double glazed windows, central heating radiator and coving.

Bedroom Two

9'9 x 8'4 (2.97m x 2.54m)
UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

Bathroom

9'10 x 7'11 (3.00m x 2.41m)
UPVC double glazed frosted window, central heating radiator, exposed beams, low flush WC, pedestal wash basin with traditional taps, wood panel bath with traditional taps and direct feed shower over, storage, part tiled elevation and wood effect laminate flooring.

External

Rear

Laid to lawn garden, paving, bedding areas and off road parking leading to garage.

Garage

26'1 x 12'3 (7.95m x 3.73m)
Up and over door, window and door to side.

