



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Berriedale Road, Nelson, BB9 8AZ

£85,000

A BEAUTIFUL TWO BEDROOM PROPERTY

Situated in Nelson sits this beautiful two bedroom home. This property is being proudly welcomed to the market and is perfect for a first time buyer, small family or anyone looking to downsize. The property boasts a bright living room, a good sized kitchen and dining room, two good sized bedrooms, an enclosed rear garden and three piece bathroom suite. The property is conveniently close for accessing well regarded schools, local amenities, bus routes, network links, commuter routes and is close to countryside walks.

The property comprises briefly; A welcoming entrance to the vestibule which has a door to the living room. The living room has a door providing access to the kitchen and dining room. The kitchen and dining room has stairs leading to the first floor and a door providing access to the under the stairs storage and rear garden. To the first floor the property: a landing with doors leading to two bedrooms and a spacious three-piece bathroom. Externally to the rear of the property you will find a beautiful enclosed laid to paved garden with bedding areas, mature shrubs and a gate to a shared access road. To the front of the property there is an enclosed paved garden.

Viewings can be arranged by calling our Burnley team, at your earliest convenience.

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- Delightful Mid Terraced Home
 - Elegantly Finished Throughout
 - Popular Location
 - Viewings Invited
- Two Bedrooms
 - Charming Fixtures And Features
 - Beautiful Well Presented Yard
- Stylish Fitted Kitchen
 - Fully Tiled Family Bathroom
 - Close To Amenities

Ground Floor

Entrance

UPVC double glazed door to the vestibule.

Vestibule

3'7 x 3'3 (1.09m x 0.99m)
Wood flooring and door to the living room.

Living Room

14'10 x 14'4 (4.52m x 4.37m)
UPVC double glazed window, central heating radiator, television point, gas fire to the chimney breast, coving to the ceiling, wood flooring and door to the inner hallway.

Inner Hallway

3'2 x 2'8 (0.97m x 0.81m)
Stairs to the first floor, wood flooring and door to the kitchen.

Kitchen

14' x 9'6 (4.27m x 2.90m)
Two UPVC double glazed windows, central heating radiator, white wall and base units, laminate work surfaces, stainless steel sink, drainer and mixer tap, AEG oven, four ring gas hob, extractor hoild, part tiled elevations, space for fridge freezer, plumbing for washing machine, combination boiler, spotlights and coving to the ceiling.

First Floor

Landing

7'3 x 4'11 (2.21m x 1.50m)
Loft access, spotlights, doors to two bedrooms and the bathroom.

Bedroom One

12'11 x 10'7 (3.94m x 3.23m)
UPVC double glazed window, coving to the ceiling, ceiling rose, fitted wardrobes and two feature wall lights,

Bedroom Two

14' x 9'1 (4.27m x 2.77m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

8'8 x 7'7 (2.64m x 2.31m)
Central heating radiator, three piece suite comprising of dual flush WC, pedestal wash basin and mixer tap, panel bath with traditional taps, part tiled elevations, tiled flooring, coving to the ceiling spotlights and extractor fan.

External

Front

Garden fronted.

Rear

Enclosed Indian stone paved yard with gate to shared access road.



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