


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.

Ringstone Crescent, Nelson, BB9 9LX

Offers In The Region Of £195,000

AN EXCEPTIONAL FAMILY HOME

Offering an abundance of indoor and outdoor space, south facing gardens and stylish interiors, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Nelson. Not being overlooked, this property offers enviable views over Pendle Hill, modern fixtures and fittings and added fully equipped summer house/bar to the rear, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Colne and major motorway links. Having been presented and updated to the highest standard throughout with high quality finishes, this property is truly not to be missed!

The property comprises briefly: a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room provides access through to a contemporary fitted kitchen diner. The kitchen diner boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern shower room. Externally there is an enclosed, south facing garden to the rear with laid to lawn, paving, decking, power and lighting, as well as access on to a fantastic fully equipped summer house. To the front there is a stone chip garden with paved driveway.

For further information or to arrange a viewing please contact our Burnley office at your earliest convenience.

Ringstone Crescent, Nelson, BB9 9LX

Offers In The Region Of £195,000

 3  1  1  D

- Semi Detached Property with Countryside Views
 - Modern Fitted Kitchen
 - Off Road Parking
 - EPC Rating: D
- Three Bedrooms
 - Three Piece Shower Room
 - Freehold
- Spacious Reception Room
 - Enclosed Rear Garden
 - Council Tax Band: A

Ground Floor

Hall

4'8 x 4' (1.42m x 1.22m)

UPVC double glazed frosted entrance door, central heating radiator, coving, meter cupboard, stairs to first floor and hardwood door to reception room.

Reception Room

16' x 12' (4.88m x 3.66m)

UPVC double glazed window, central heating radiator, coving, gas fire, granite effect hearth and surround, decorative mantle, TV point and hardwood single glazed door to kitchen.

Kitchen

19'3 x 8'11 (5.87m x 2.72m)

UPVC double glazed window, central heating radiator, spotlights, matte wall and base units, hardwood worktops, laminate splash backs, composite sink with draining board and mixer tap, space for range cooker, integrated extractor hood, space for American style fridge freezer, integrated dishwasher, plumbing for washing machine, space for dryer, integrated Artisan digital boiler, wood effect tiled floor and UPVC double French doors to rear.

First Floor

Landing

7' x 6'3 (2.13m x 1.91m)

UPVC double glazed window, coving, smoke alarm, loft access (insulated loft) and doors to three bedrooms and shower room.

Bedroom One

12'8 x 12' (3.86m x 3.66m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

12'8 x 8'11 (3.86m x 2.72m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

8'8 x 8'2 (2.64m x 2.49m)

UPVC double glazed window, central heating radiator, coving and part wood clad ceiling.

Shower Room

5'11 x 5' (1.80m x 1.52m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head in double walk-in enclosure, part tiled elevation, part PVC panel elevation and wood effect laminate floor.

External

Front

Stone chipped garden and paved drive.

Rear

Enclosed garden, laid to lawn, paving, decking, power, lighting, two timber sheds and summerhouse.

Summerhouse

13'10 x 10'11 (4.22m x 3.33m)

Electric storage heater, power sockets, spotlights, coving and bar.

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