

Ground Floor

First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	91
(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

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Trent Road, Nelson, BB9 ONY

£219,950

A FANTASTIC THREE BEDROOM DETACHED PROPERTY

Nestled on the desirable Trent Road in Nelson, this charming three-bedroom detached house presents an excellent opportunity for first-time buyers or families seeking a comfortable home. The property boasts a lovely rear garden, perfect for outdoor relaxation and entertaining, alongside a convenient Arden driveway that provides ample off-road parking. Upon entering, you will be greeted by a spacious open-plan living and dining area, creating a warm and inviting atmosphere for family gatherings. The fitted kitchen is both practical and charming, catering to all your culinary needs. Additionally, the ground floor features a handy downstairs WC, enhancing the convenience of daily living. The first floor comprises three generous bedrooms, with the master bedroom benefiting from an en-suite shower room, ensuring privacy and comfort. A well-appointed family bathroom serves the remaining bedrooms, making this home ideal for family life. Further enhancing the property's appeal are the solar panels, which contribute to energy efficiency and lower utility bills. This delightful home is not only a perfect fit for those looking to settle in a friendly community but also offers the potential for a sustainable lifestyle. In summary, this property on Trent Road is a wonderful blend of comfort, style, and practicality, making it a must-see for anyone looking to establish their roots in Nelson.

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3 2 2 B

- Detached Property
 - Reception Room & Garden Room
 - Off Road Parking
 - EPC Rating B
- Three Bedrooms
 - En Suite To Main Bedroom
 - Freehold
- Fitted Kitchen
 - Front & Rear Gardens
 - Council Tax Band C

Ground Floor

Entrance Hallway

15'4 x 2'11 (4.67m x 0.89m)

Composite front entrance door, central heating radiator, coving, smoke alarm, alarm system, stairs to the first floor and doors to kitchen, reception room, WC and garage.

Kitchen

9'9 x 6'10 (2.97m x 2.08m)

UPVC double glazed window, range of panelled wall and base units with laminate surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, oven with four ring gas hob, extractor hood, integrated fridge freezer and dishwasher, tiled splashbacks and tiled flooring.

WC

7' x 2'6 (2.13m x 0.76m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin and tile effect flooring.

Garage

17'6 x 8'4 (5.33m x 2.54m)

Power, Baxi boiler, plumbing for washing machine, space for dryer and fridge freezer, solar panel controls.

Reception Room

18'10 x 10'2 (5.74m x 3.10m)

UPVC double glazed window, central heating radiator, gas fire, coving and UPVC double glazed sliding doors to the garden room.

Garden Room

11'2 x 10'5 (3.40m x 3.18m)

UPVC double glazed windows, central heating radiator, spotlights, tiled flooring and UPVC double glazed door to the rear.

First Floor

Landing

13'1 x 6'7 (3.99m x 2.01m)

UPVC double glazed window, central heating radiator, loft access and doors to three bedrooms and bathroom.

Bedroom One

12'9 x 11'7 (3.89m x 3.53m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to the en suite.

En Suite

7'7 x 5'11 (2.31m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, tiled elevations and lino flooring.

Bedroom Two

10'5 x 9'10 (3.18m x 3.00m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Three

10'9 x 8'7 (3.28m x 2.62m)

UPVC double glazed window and central heating radiator.

Bathroom

6'4 x 5'6 (1.93m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with electric feed shower overhead, tiled elevations and tile effect flooring.

External

Front

Laid to lawn garden with stone chippings and driveway providing off road parking.

Rear

Enclosed laid to lawn garden with Indian stone paving and stone chippings.

