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BB9 8DF

Boulsworth Crescent, Nelson
Offers In The Region Of £169,950

• Two bedroom semi-detached bungalow • Nature reserve and open countryside to the rear • Garden room overlooking the rear garden • Driveway providing off-road parking • Detached single garage with garden access • Solar panels with associated Feed-in Tariff (FIT)

Occupying a pleasant position on Boulsworth Crescent, this attractive two bedroom semi-detached bungalow offers well proportioned single level accommodation, an updated interior and a lovely outlook towards the neighbouring golf course, nature reserve and open countryside. The property comprises a fitted kitchen, spacious living room, two bedrooms, shower room and a useful garden room, providing access to both the driveway and rear garden. Further benefits include solar panels with an associated Feed-in Tariff (FIT) and an EPC rating of B, offering excellent energy efficiency credentials. Externally, the bungalow enjoys established gardens to both the front and rear, with the rear garden being a particular highlight. Offering a pleasant outdoor space with an attractive open outlook towards the surrounding countryside and nature reserve, it provides a lovely setting to enjoy. A driveway provides off-road parking and access to a detached single garage, which also benefits from pedestrian access from the rear garden. Conveniently positioned for local amenities, transport links and the M65 motorway network, this is an appealing bungalow combining practical single-level living, an updated interior, energy efficient features and an attractive setting.

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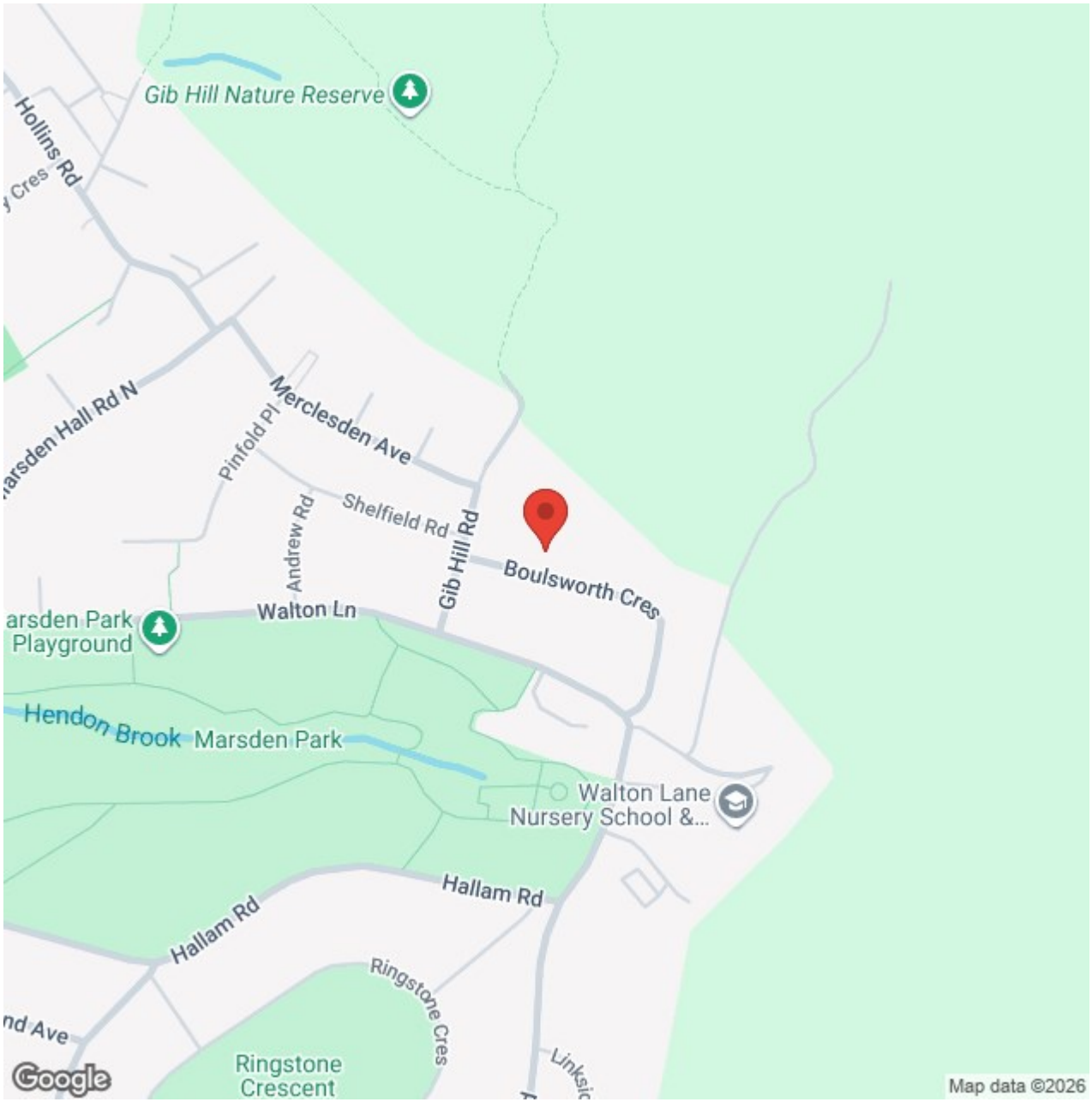
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Merclesden Ave
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Shelfield Rd
Andrew Rd
Gib Hill Rd
Boulsworth Cres
Walton Ln
Hendon Brook
Marsden Park
Walton Lane Nursery School &...
Hallam Rd
Hallam Rd
Ringstone Cres
Ringstone Crescent
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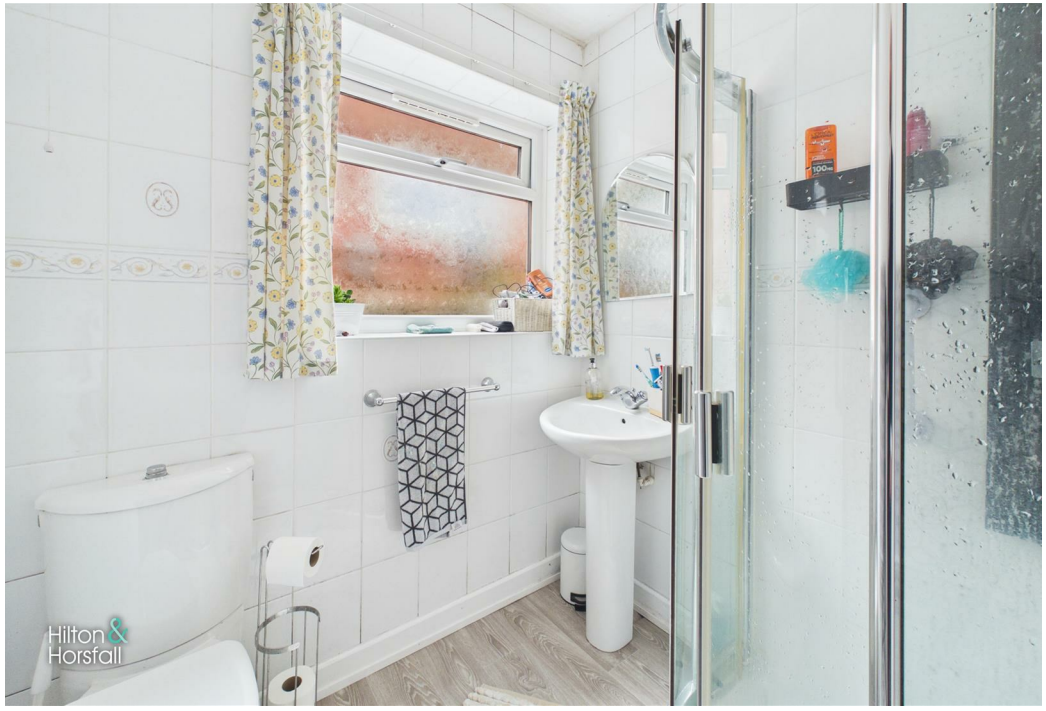

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Lancashire

Occupying a pleasant position on Boulsworth Crescent, this attractive two bedroom semi-detached bungalow offers well proportioned single level accommodation, an updated interior and a lovely outlook towards the neighbouring golf course, nature reserve and open countryside. The property comprises a fitted kitchen, spacious living room, two bedrooms, shower room and a useful garden room, providing access to both the driveway and rear garden. Further benefits include solar panels with an associated Feed-in Tariff (FIT) and an EPC rating of B, offering excellent energy efficiency credentials. Externally, the bungalow enjoys established gardens to both the front and rear, with the rear garden being a particular highlight. Offering a pleasant outdoor space with an attractive open outlook towards the surrounding countryside and nature reserve, it provides a lovely setting to enjoy. A driveway provides off-road parking and access to a detached single garage, which also benefits from pedestrian access from the rear garden. Conveniently positioned for local amenities, transport links and the M65 motorway network, this is an appealing bungalow combining practical single-level living, an updated interior, energy efficient features and an attractive setting.

GROUND FLOOR

LIVING ROOM 11'11" x 15'9" (3.65m x 4.82m)
A spacious and well-presented living room positioned to the front of the bungalow, featuring a large picture window which allows plenty of natural light to flood the room. There is ample space for a range of seating furniture, along with a feature fireplace creating an attractive focal point.

KITCHEN 6'3" x 14'3" (1.93m x 4.35m)
A fitted kitchen positioned to the front of the property, offering a range of wall and base units with contrasting work surfaces, tiled splashbacks and inset sink unit. There is space for a selection of freestanding appliances, along with a front-facing window providing natural light and an external door giving access to the front of the bungalow.

INNER HALL

BEDROOM ONE 9'0" x 15'8" (2.75m x 4.79m)
A generously proportioned double bedroom positioned to the rear of the bungalow, offering ample space for freestanding bedroom furniture. A large rear-facing window provides plenty of natural light and enjoys an outlook towards the garden and neighbouring greenery.

BEDROOM TWO 9'5" x 10'3" (2.88m x 3.14m)
A well-proportioned second bedroom positioned to the rear of the bungalow, offering plenty of space for bedroom furniture and currently arranged as a generous single room. Sliding doors open directly into the garden room, bringing in additional natural light and creating a useful connection with the rear garden.

GARDEN ROOM 8'5" x 9'1" (2.59m x 2.77m)
A useful garden room positioned to the rear of the bungalow, providing an additional versatile reception space with extensive glazing enjoying views over the rear garden and towards the neighbouring nature reserve. A side door opens onto the driveway, while a further door provides direct access into the rear garden.

SHOWER ROOM 6'5" x 5'11" (1.96m x 1.82m)
A three-piece shower room comprising a corner shower enclosure, pedestal wash basin and low-level WC. Finished with tiled walls, wood-effect flooring and an obscured window providing natural light and privacy.

GARAGE 8'1" x 15'10" (2.48m x 4.84m)
A detached single garage positioned alongside the bungalow and accessed via the driveway, providing useful secure parking and additional storage space. A personnel door to the side provides convenient access directly from the rear garden.

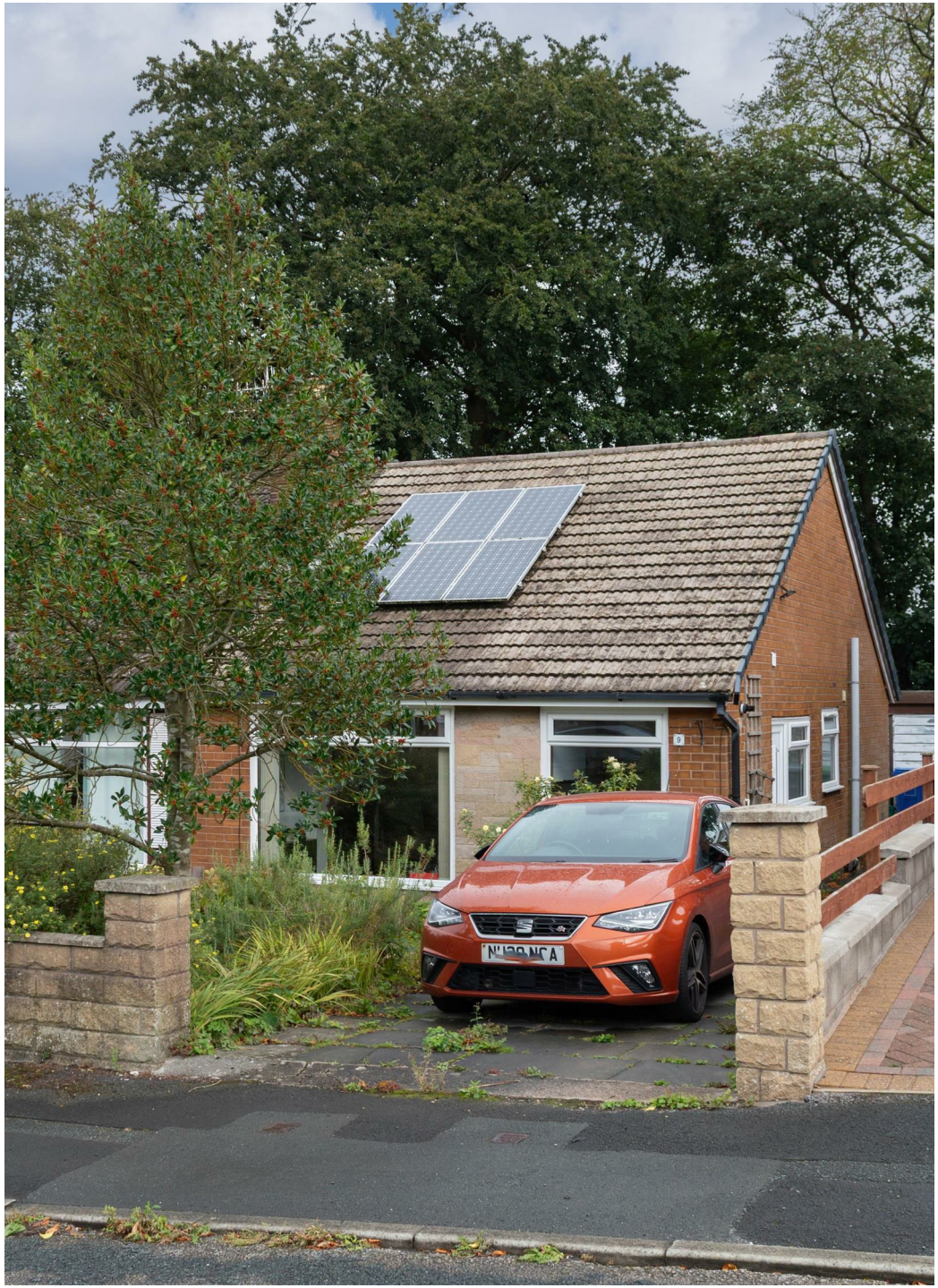
360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/boulsworth-drive-nelson

LOCATION
Boulsworth Crescent is situated in an established residential area of Nelson, offering a pleasant setting while remaining conveniently placed for local amenities, shops and everyday services. Nelson town centre is within easy reach, along with public transport links and access to the M65 motorway network, making the property well positioned for travel throughout East Lancashire and beyond. One of the property's particular attractions is its position close to a nature reserve and open countryside, providing a more peaceful, semi-rural feel with scenic surroundings and opportunities for nearby walking, while still enjoying the convenience of a residential location.

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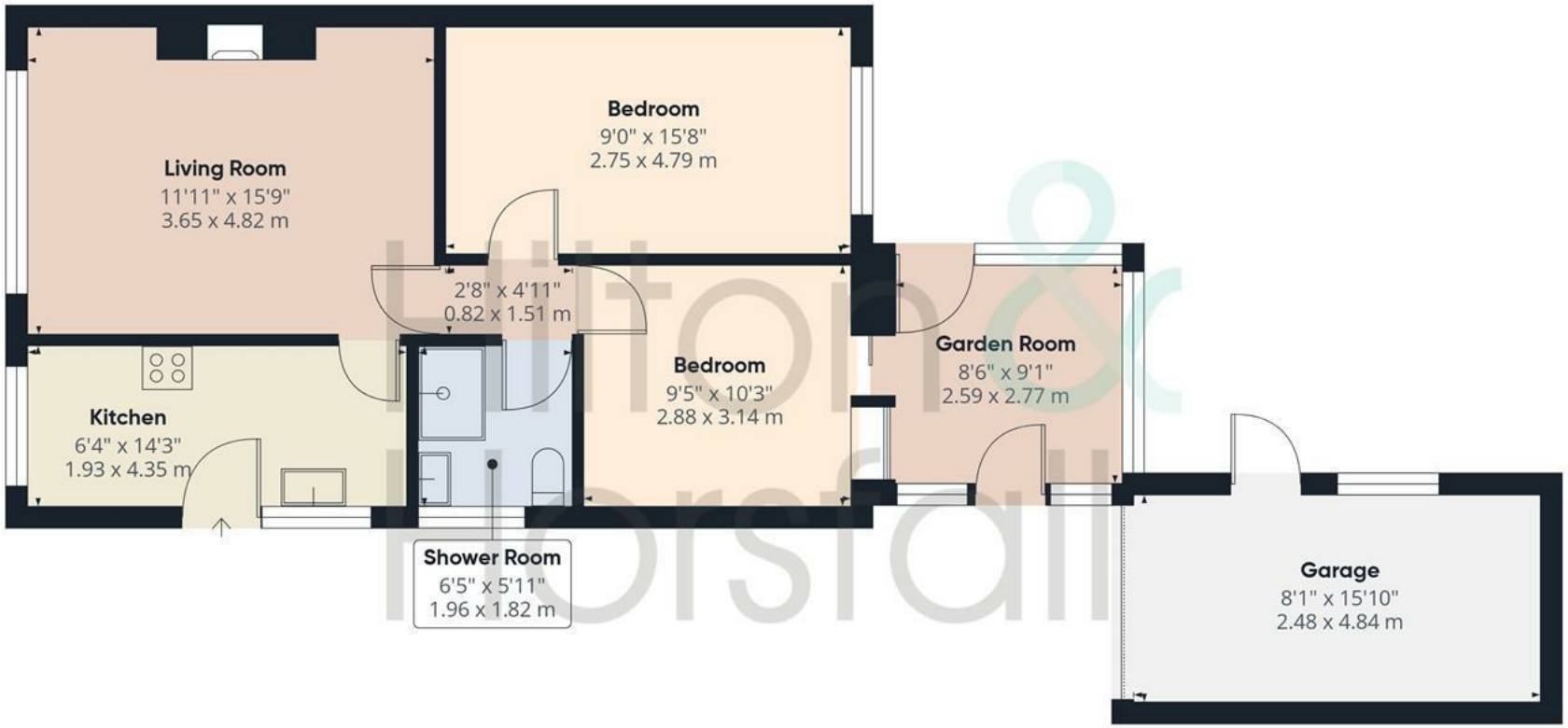


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OUTSIDE

Externally, the property occupies an attractive plot with a well-established garden to the front featuring a lawn and mature planted borders. A driveway to the side provides off-road parking and leads to the detached single garage, which also benefits from pedestrian access from the rear garden. To the rear is a private and established garden with lawned areas, mature trees, shrubs and planting. A particularly appealing feature is the property's position adjoining a nature reserve and open countryside, creating a pleasant leafy backdrop and attractive outlook. The bungalow also benefits from roof-mounted solar panels with an associated Feed-in Tariff (FIT).

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Approximate total area(1)

786 ft²

73.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


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