

**Sally
Harrison**
ESTATE AGENTS

Offers Around £155,000 Freehold



251 Barkerhouse Road, Nelson,
Lancashire BB9 9NL



PROPERTY DESCRIPTION

This substantial, stone built 3 bedroomed semi-detached bungalow is situated towards the outskirts of Nelson and is on a main bus route, so handily positioned for access to shops and other amenities. Offering well proportioned living space, this appealing abode requires a degree of modernisation and updating and provides lots of potential and scope to create a fabulous home, which would suit a wide variety of prospective buyers, particularly buyers looking to retire or downsize. Having the advantage of a detached single garage, which has a remote controlled door, a tarmac covered driveway, which has tandem off road parking for 3 to 4 cars, and delightful gardens to both the front and rear, this charming dwelling really must be viewed internally to be fully appreciated.

Benefiting from majority pvc double glazing and gas central heating, the accommodation briefly comprises an entrance vestibule and hall, a spacious, light and airy lounge with a wall mounted electric fire and a good sized living/dining room which has a gas fire. The kitchen has fitted units with a built-in electric oven and hob, there is a rear entrance porch and a useful utility room. There are 3 decent sized bedrooms, the largest having a bay window and 2 built-in double wardrobes with overhead storage cupboards, a shower room, fitted with a 2 piece suite and a separate w.c.

The lovely front garden is stocked with a wide variety of mature shrubs, heathers and small conifers. The rear garden is mainly laid to lawn with garden borders and pathways, and has a covered shelter directly behind the bungalow. There is also a store room, which is situated behind the garage. NO CHAIN INVOLVED.

FEATURES

- Stone Built Semi-Detached Bungalow
- Located Towards the Outskirts of Town
- Well Proportioned Living Space
- Tidily Presented but Requires Updating
- Vestibule, Hall & Lounge with Electric Fire
- Good Sized Dining Room & Ftd Kitchen
- Rear Porch & Useful Utility Room
- 3 Decent Sized Bedrms - 1 with Ftd W'robes
- 2 Pc Shower Room & Separate W.C.
- Garage, Drive & Delightful Gardens
- Majority PVC DG & Gas CH - No Chain
- Viewing Essential to Fully Appreciate





ROOM DESCRIPTIONS

Entrance Vestibule

PVC entrance door, with a window light above. Glazed internal door, opening into the hall.

Hall

Radiator and coved ceiling.

Lounge

13' 8" plus bay x 13' 5" (4.17m plus bay x 4.09m)

A spacious, light and airy room, which has a wall mounted, flame effect electric fire, a pvc double glazed bow window, two radiators and coving to the ceiling.

Living/Dining Room

13' 11" x 11' 4" plus alcoves and recess (4.24m x 3.45m plus alcoves and recess)

This generously proportioned second reception room has a gas fire, with a back boiler which runs the central heating, two radiators and a pvc double glazed external door, with windows on either side, which opens out to a covered patio and the garden at the rear. There is also a walk-in storage cupboard, which houses the hot water tank.

Kitchen

7' 10" x 5' 7" (2.39m x 1.70m)

The kitchen has fitted units, laminate worktops, with tiled splashbacks, and a single drainer sink. It also has a built-in electric oven, an electric hob, a pvc double glazed window and a frosted glass door, opening into the rear porch.

Rear Porch

PVC double glazed external door, with a window at one side. Door giving access into the utility room.

Utility Room

9' 5" x 4' 11" (2.87m x 1.50m)

A particularly useful attribute, the utility room has a single drainer sink, two pvc double glazed windows, a radiator, plumbing for a washing machine and electric power and light.

Bedroom One

13' 8" into bay x 9' 7" to wardrobe fronts (4.17m into bay x 2.92m to wardrobe fronts)

This good sized double room has two built-in double wardrobes, with storage cupboards above, a pvc double glazed bay window and a radiator.

Bedroom Two

11' 5" x 7' 10" (3.48m x 2.39m)

This second double room has a pvc double glazed window and a radiator..

Bedroom Three

9' 3" x 8' 5" (2.82m x 2.57m)

Providing a large single or small double room, with a pvc double glazed window and a radiator.

Shower Room

Fitted with a two piece suite, comprising a corner shower cubicle and a wash hand basin, set in a vanity unit, with a storage cupboard to one side and vanity mirror above. The shower room is part tiled and has a frosted glass window and radiator.

Separate W.C.

Fitted with a w.c. and also having a frosted glass window.



Outside

Front/Side

The charming garden at the front is planted with a wide variety of shrubs, heathers and small conifers. The tarmac covered drive extends down one side of the bungalow and provides tandem off road parking for several cars.

Garage

16' 2" x 9' 6" (4.93m x 2.90m)

The detached single garage has an electric, remote controlled up and over door and an electric light.

Store Room

9' 6" x 6' 4" (2.90m x 1.93m)

Attached to the back of the garage, this useful room provides extra storage.

Rear

A particularly appealing attribute, the delightful garden at the rear consists of two lawns, garden beds/borders, a crazy paved area and a central pathway between the lawns. There is also a covered seating area and an external light.

Directions

If travelling into Nelson, via Colne, on the A56/Leeds Road, take the second left turning after Kwik Fit into Barkerhouse Road and continue along this road, straight through two mini roundabouts and the property is on the left hand side just after Nelson Manor Care Home.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

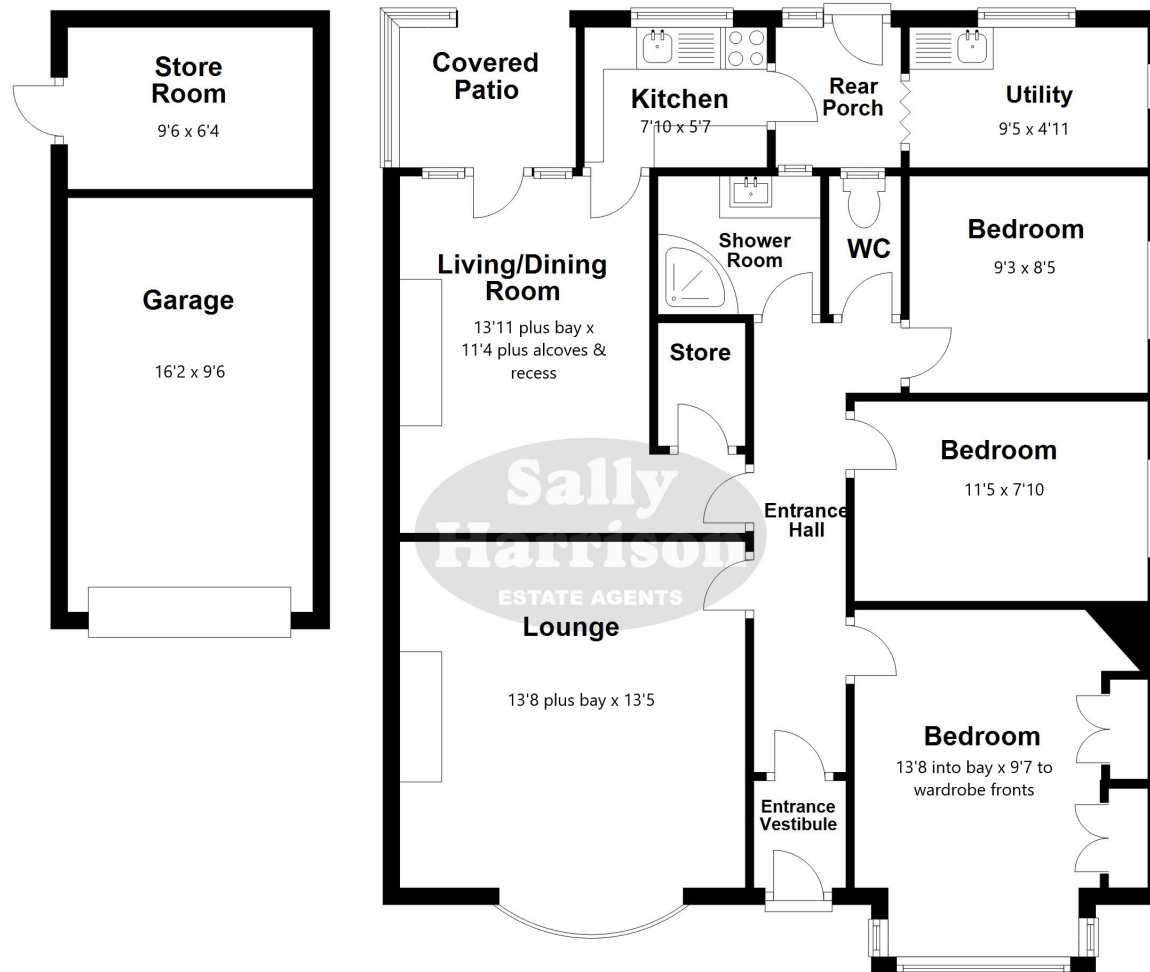
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

Ground Floor

Approx. 114.6 sq. metres (1233.3 sq. feet)



Total area: approx. 114.6 sq. metres (1233.3 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

