

Fairfield Road, Nelson, Lancashire. BB9 9LU

£149,950 Freehold

FOR SALE



**Clifford
Smith &
Buchanan**
Estate Agents

PROPERTY DESCRIPTION

A wonderful home for families, this lovely property is beautifully presented with a large south facing garden. The accommodation offers a pleasant sitting room, stylish dining kitchen, three good sized bedrooms and modern bathroom suite. Gas central heating run from a gas combination boiler (new in 2021) and UPVC double glazed windows. A double drive to the front elevation provides ample off road parking. Positioned on a pleasant short road close to Marsden Park, open countryside and a short distance to two local primary schools.

FEATURES

- SUPERB SEMI DETACHED FAMILY HOME
- BEAUTIFUL SOUTH FACING REAR GARDEN
- UPVC DOUBLE GLAZING
- PLEASANT SITTING ROOM & DINING KITCHEN
- THREE GOOD SIZED BEDROOMS
- WHITE BATHROOM SUITE
- GAS CENTRAL HEATING (NEW BOILER 2021)
- POSITIONED ON A PLEASANT SHORT ROAD
- CLOSE TO MARSDEN PARK & OPEN COUNTRYSIDE
- DOUBLE DRIVE WITH ELECTRIC CAR CHARGER



ROOM DESCRIPTIONS

Entrance Hall

UPVC double glazed entrance door and side windows. Radiator and stairs to the first floor.

Sitting Room

4.42m x 3.57m (14' 6" x 11' 9") (plus chimney breast alcoves) UPVC double glazed window overlooking the rear garden. Radiator and coved ceiling.

Dining Kitchen

5.7m x 2.45m (18' 8" x 8' 0") Fitted with a range of stylish pale grey fronted base and wall units with complementary working surfaces. One and a half bowl sink unit with mixer taps, built-in electric oven, microwave and hob. Integrated washing machine and dishwasher. Breakfast bar, radiator and UPVC double glazed windows to both the front and rear elevations. Under stairs pantry, cupboard housing the gas central heating boiler (new 2021) and UPVC double glazed external door.

Landing

UPVC double glazed window and access to the loft space.

Bedroom One

3.5m x 3.47m (11' 6" x 11' 5") (plus chimney breast alcoves) UPVC double glazed window overlooking the rear garden, radiator and fitted storage cupboard.

Bedroom Two

3.4m x 2.46m (11' 2" x 8' 1") A second double bedroom with UPVC double glazed window overlooking the rear garden. Radiator.

Bedroom Three

3m x 2.2m (9' 10" x 7' 3") Again of good proportions, this is a small double bedroom having UPVC double glazed window and radiator.

Bathroom

Housing a three piece white suite with chrome plated fittings incorporating a double step-in shower cubicle with electric shower, pedestal wash hand basin and low level w.c. Tiled walls, chrome towel radiator and UPVC double glazed window.

Gardens and Grounds

A good sized drive to the front elevation provides ample off road parking and has an electric car charger. Paved walk-ways to the side elevation lead to the rear property. The large rear garden is south facing and extremely well maintained with a stone patio, lawn, planted beds and borders. External light and water point. Lean to potting shed to the side elevation.

Please Note

The electrical and gas appliances and fixtures and fittings have not been tested by the Agents and we are therefore unable to offer any guarantees or assurances in respect of them.

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.



