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Sale



25 Walverden Road  
Brierfield  
Nelson BB9 0PJ

£225,000



### Key Features:

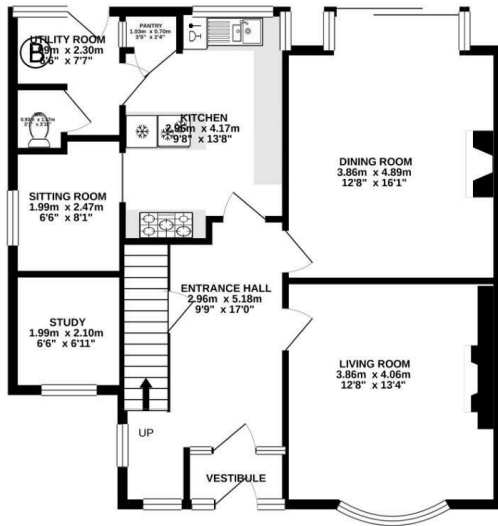
- Semi-Detached
- Stylish Fitted Kitchen
- Two Reception Rooms
- Beautiful Gardens
- Four-Piece Bathroom Suite
- Three Double Bedrooms
- Office/Study
- Utility Room
- Close To Local Schools
- Driveway & Detached Garage

Tenure: Freehold  
EPC Rating: E  
Council Tax Band: D

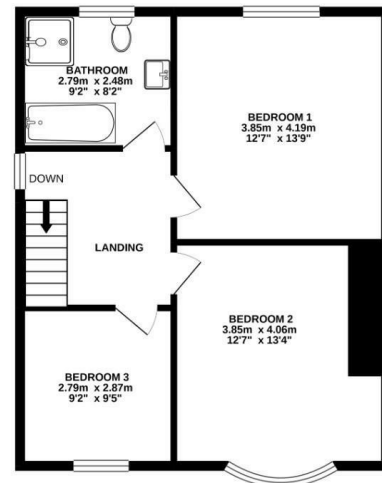


# 3 BEDROOM House - Semi-Detached

GROUND FLOOR  
72.4 sq.m. (780 sq.ft.) approx.



1ST FLOOR  
53.6 sq.m. (577 sq.ft.) approx.



TOTAL FLOOR AREA : 126.1 sq.m. (1357 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Main Description:

Beautiful, stone-built extended, semi-detached in a highly sought-after area of Brierfield. Close to bus stops, local schools, and transport links making this the ideal family home.

Entering the property you're welcomed into the entrance vestibule that leads into the hallway with hardwood floors providing access to the first floor and leads to the front living room which benefits from a gas fire, a large bay window allowing in an abundance of light. The rear dining room is a grand size and also fitted with a gas fire and rear patio sliding doors which allow access to the beautiful gardens.

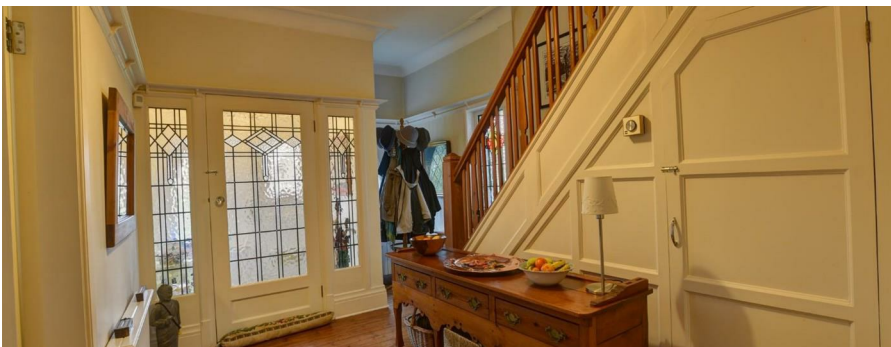
The kitchen runs adjacent to the dining room and has been fitted with matching wall, base, and drawer units with contrasting working surfaces and a range of appliances such as a dishwasher, fridge, freezer, and a gas/electric five-ring Rangemaster 90. The kitchen also has been fitted with underflooring heating which runs into the adjacent sitting room, utility, and downstairs WC. There is potential to bring the kitchen and dining room together to create a big open plan kitchen/diner.

Under the stairs is a useful storage space and also leads into a hidden away office space.

On the first floor, there are three double bedrooms with the main bedroom to the front benefitting from a bay window. The family bathroom is a four-piece suite in white comprising a low-level WC, wall hung hand wash basin, rectangular shower with mixer tap, and paneled bath all with Grohe fittings. The loft has been fitted with electricity, loft ladder, boarded and has the potential to extend further.

Externally to the front, there is a driveway for multiple cars, a detached tandem garage with an electric up & over door, and a laid-to lawn garden. To the rear are a stunning garden which is a substantial size with paving stones, a patio area leading to the utility and dining room, and a large paved area to the rear.

Viewing is imperative to appreciate the high-quality fixtures & fittings throughout



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property