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31 Clifton Road
Brierfield
Nelson
BB9 5EX



For Sale

- Detached
- Three Bedrooms
- Lounge/Dining Room
- Under Floor Heating In Kitchen
- Lengthy Driveway

Offers Over £200,000

- Landscaped Garden
- Popular Residential Location
- Conservatory
- Tax Band - C
- EPC - D



A three-bedroom, detached property situated in a popular residential area, ideally placed for the local town amenities of Burnley and Nelson, presenting an ideal purchase for a growing family.

As you enter through the UPVC front door you are greeted with an entrance lobby with a useful storage cupboard and a staircase ascending to the first floor. Adjoining is a large, open plan living/dining room boasting dual aspect windows letting in an abundance of natural light and patio doors leading to a conservatory overlooking the rear garden.

The kitchen adjoins the dining room and houses matching wall, base and drawer units with co-ordinating work surfaces, tile splashback, double bowl composite sink, integrated fridge/freezer, dishwasher and a range style cooker with gas hob and overhead extractor fan. Under floor heating is an added bonus providing warmth under the tiled floor.

To the first floor a landing leads to two well-proportioned double bedrooms, both benefitting from fitted wardrobes, and a third, single bedroom.

A fully tiled bathroom houses a three-piece suite in white comprising a low-level WC, wash basin with vanity unit and corner shower cubicle.

The property benefits from the modern-day comforts of gas central heating and UPVC double glazing.

Externally there is a lengthy, tarmacked driveway and lawn to the front and a newly landscaped garden to the rear, with a large patio area, lawn and plant bedding.



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11 Albert Road, Colne, Lancashire, BB8 0RY
T. 01282 868686
Colne.sales@pettyreal.co.uk

www.pettyreal.co.uk