Petty Real

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

- Landcsaped 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.

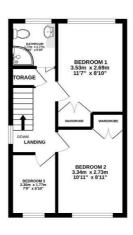
The property benefits from the modern-day comforts of gas central heating and UPVC double glazing.

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.

GROUND FLOOR 42.5 sq.m. (457 sq.ft.) approx.



1ST FLOOR 32.6 sq.m. (351 sq.ft.) approx.



TOTAL FLOOR AREA: 75.1 sq.m. (808 sq.ft.) approx. Whilst every attempt has been made to ensure the accuracy of the footplan considered here, measurement of doors, vertices, como and say feel here there are approximented an for one-greaterility is tables for any error, consistent or mis-statement. This plan is for intentive purposes only and should be used as such by any respective purchase. This express and applications shown have not been traited and no guarantee.







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