



8 Walverden Road, Brierfield, Nelson,  
Lancashire BB9 0PH



## PROPERTY DESCRIPTION

!! Large garden to the rear !! Offered for sale, with vacant possession is this period two bedroom cottage, found just at the foot of the popular Kings Causeway, and is the heart of the well liked borough of Brierfield. The accommodation is in need of some cosmetic updating but comprises of: one open plan reception room, having a range of fitted kitchen units and 'breakfast bar,' two first floor bedrooms - the main bedroom benefitting from fitted wardrobes, and a fully fitted three piece shower room. The owner purchased additional land to the rear and the property is sold with a large mature rear garden that is sure to catch the eye. Warmed by gas central heating - ran from a modern combination boiler, and being Upvc double glazed throughout. EPC - TBC. Council Tax - Band A. Early viewing is considered a must!

## FEATURES

- Offered for sale with no onward chain - vacant possession
- Large mature garden to the rear
- Popular location - just 'at the foot' of Kings Causeway
- Found in the heart of Brierfield
- Ideal for anyone looking for their first home
- One open plan reception room
- Fitted kitchen with 'breakfast bar'
- Two first floor bedrooms - the main bedroom having a range of fitted wardrobes
- Three piece shower room
- Warmed by gas central heating - ran from a modern combination boiler
- Upvc double glazed throughout
- EPC - TBC
- Council Tax - Band A
- Early viewing is considered a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Vestibule

#### Sitting Room

5.2m x 4.4m (17' 1" x 14' 5") open plan with the kitchen

#### Kitchen

### First Floor

#### Bedroom One

4.4m x 2.8m (14' 5" x 9' 2")

#### Bedroom Two

2.7m x 2.5m (8' 10" x 8' 2")

#### Shower Room

### Outside

#### Garden

Sizeable, mature, rear garden.

### Further Information

#### Further Information

The property is on a freehold title.

The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

Mobile and broadband services are offered by a number of companies, and ultrafast is available.

EPC - TBC

Council Tax - Band A

