



286 Gisburn Road, Blacko, Nelson, Lancashire. BB9 6LS

- Envious, elevated position
- Popular location, and found within walking distance of local amenities
- Tastefully updated by the current owners
- One welcoming, bay fronted reception room
- Eye catching modern breakfast kitchen
- Two well proportioned bedrooms to the first floor
- Modern three piece wet/shower room
- Tiered front garden with 'Indian' stone paving
- Low maintenance rear garden with artificial turf
- Warmed by gas central heating, and being Upvc double glazed throughout
- EPC - TBC
- Council Tax - Band C
- Early viewing is considered a must!



PROPERTY DESCRIPTION

Occupying an enviable, elevated position with long distance views towards Pendle and the surrounding countryside to the front, this beautifully presented mid terrace home is sure to catch the eye of anyone looking for views and character, all whilst being in touching distance of local amenities. Having been tastefully updated by the current owners, the property comprises of: a generous bay fronted reception room, an eye catching breakfast kitchen, two well proportioned bedrooms to the first floor and a modern three piece wet/shower room. To the front is a tiered garden with 'Indian' stone paving whilst to the rear is a low maintenance, private garden with artificial turf. Warmed by gas central heating, and being Upvc double glazed throughout. EPC - TBC. Council Tax - C. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Sitting Room

4.83m x 4.17m (15' 10" x 13' 8")

Breakfast Kitchen

4.17m x 3.09m (13' 8" x 10' 2")

First Floor

Bedroom One

4.24m x 4.16m (13' 11" x 13' 8")

Bedroom Two

3.16m x 2.40m (10' 4" x 7' 10")

Shower/Wet Room

Outside

Gardens

To the front is a tiered garden with 'Indian' stone paving whilst to the rear is a low maintenance, private garden with artificial turf.

Further Information

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The property is on a leasehold title, with the residue of a 999 year lease remaining.

The annual ground rent is £1.05

Mobile and broadband services are offered by a number of companies, and both standard speed, and ultrafast are available.

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.

EPC - TBC

Council Tax - Band C



FLOORPLAN & EPC

