



58 Mansfield Crescent, Brierfield, Nelson,
Lancashire BB9 5RU



PROPERTY DESCRIPTION

!! The perfect family home !! We are delighted to offer for sale this well presented three bedroom semi detached home, located just off the ever popular Halifax Road. The accommodation comprises of: one generous 'sunshine' reception room, a modern dining kitchen, conservatory, three well proportioned bedrooms to the first floor and a recently installed three piece bathroom suite. The property is warmed by gas central heating - ran from a modern combination boiler, and is double glazed throughout. Ample off road parking can be found to the front in the form of a block paved driveway, whilst to the rear is a low maintenance garden with enclosed panel fencing and a paved patio. Council Tax - Band A. EPC - C. Early viewing is considered a must!

FEATURES

- The perfect family home
- Well presented accommodation on offer
- Popular location - just off Halifax Road
- One welcoming 'sunshine' reception room
- Conservatory
- Modern dining kitchen
- Three well proportioned bedrooms to the first floor
- Modern three piece bathroom suite
- Warmed by gas central heating - ran from a modern combination boiler
- Double glazed throughout
- Ample off road parking in the form of a block paved driveway to the front
- Low maintenance rear garden
- Council Tax - Band A
- EPC - C
- Early viewing is a considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

Dining Kitchen

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

A modern three piece bathroom suite.

Outside

Garden

Further Information

Further Information

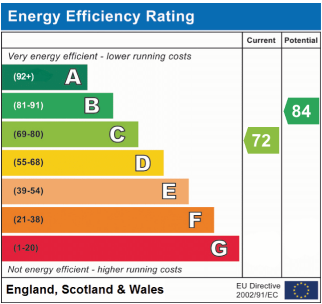
The property is on a freehold title.

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

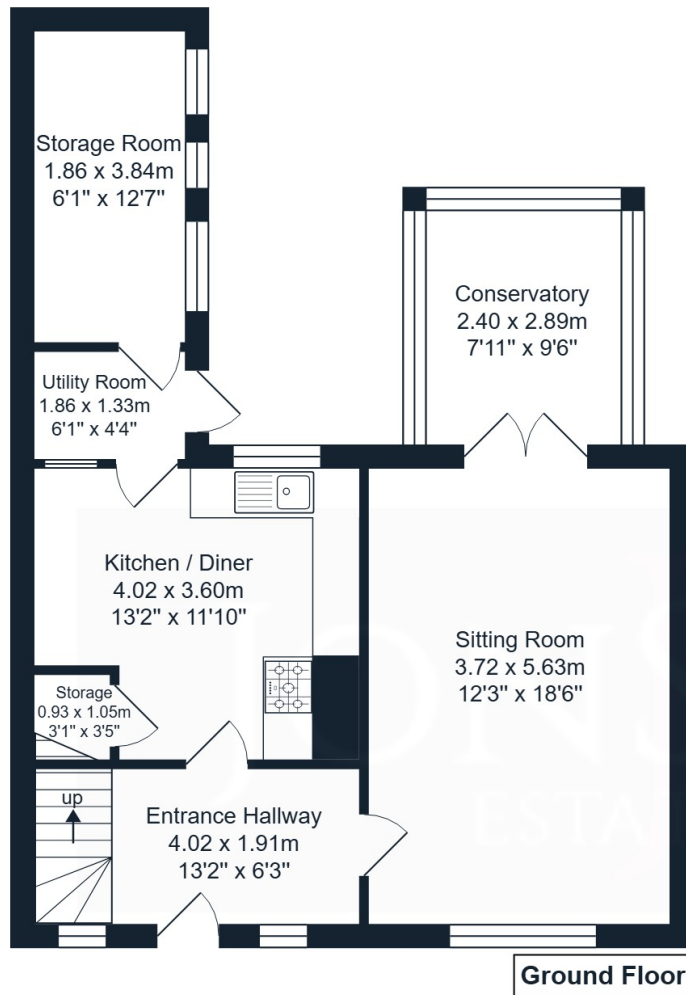
The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

EPC - C

Council Tax - Band A



FLOORPLAN



JON SIMON

ESTATE AGENTS

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All measurements are approximate and for display purposes only

