



21 Pennine Way, Brierfield, Nelson,
Lancashire BB9 5DT



PROPERTY DESCRIPTION

Occupying a prominent corner position this detached true bungalow is offered for sale with vacant possession, and is sure to catch the eye of anyone wanting to live in the popular Brierfield district of the town. The accommodation is in of some cosmetic updating and comprises of: one generous reception room, a fitted kitchen, three well proportioned bedrooms and a three piece family bathroom suite. The there is a driveway to the front, providing ample off road parking and leading to the garage. Well maintained gardens to three sides, with the side garden being partucarly sizeable. EPC - D. Council Tax - Band C. Early viewing is considered a must!

FEATURES

- Prominent corner position
- Detached true bungalow
- Offered for sale with vacant possession
- Popular location in the heart of Brierfield
- One welcoming reception room
- Basic fitted kitchen
- Three well proportioned bedrooms
- Three piece bathroom suite
- Gardens to three sides
- Driveway providing ample off road parking and leading to a detached garage
- EPC - D
- Council Tax - Band C
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

Sitting Room

Kitchen

2.45m x 3m (8' 0" x 9' 10")

Bedroom One

3.93m x 2.91m (12' 11" x 9' 7")

Bedroom Two

3.41m x 2.26m (11' 2" x 7' 5")

Bedroom Three

2.02m x 3m (6' 8" x 9' 10")

Family Bathroom

Outside

Gardens

Further Information

Further Information

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

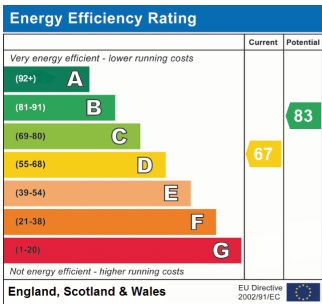
The annual ground rent is £2.67.

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 - D

Council Tax - Band C.



FLOORPLAN



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All measurements are approximate and for display purposes only

