



20 Higher Reedley Road, Brierfield,  
Nelson, Lancashire BB9 5HA



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This well presented three bedroom mid terrace property offers generous living accommodation spread across three storeys and boasts a separate garden to the rear. The accommodation comprises of: one welcoming reception room, a modern fitted kitchen with separate utility room, two first floor bedrooms and a modern three piece shower room, with a large third bedroom found in the loft room. The property is warmed by gas central heating, and majority double glazed throughout. EPC - D. Early viewing is considered a must!

## FEATURES

- Offered for sale with no onward chain
- Ideal for anyone looking for their first home
- Generous living accommodation spread over three storeys
- One welcoming reception room
- Modern fitted kitchen
- Separate utility room
- Two first floor bedrooms
- Modern three piece shower room
- Large third bedroom in the loft conversion
- Warmed by gas central heating
- Eye catching garden plot to the rear
- Early viewing is considered a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Porch

#### Sitting Room

5.33m x 4.27m (17' 6" x 14' 0")

#### Kitchen

3.15m x 4.27m (10' 4" x 14' 0")

### First Floor

#### Bedroom One

4.27m x 3.45m (14' 0" x 11' 4")

#### Bedroom Two

3.15m x 2.11m (10' 4" x 6' 11")

#### Shower Room

### Second Floor

#### Bedroom Three

4.28m x 4.27m (14' 1" x 14' 0")

### Outside

#### Garden

The property boasts a low maintenance rear yard and has a separate garden plot to the rear.

### Additional Information

#### Further Information

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

The ground rent is £1.65 per year.

Council Tax - Band A.

According to ofcom, broadband and mobile coverage is offered by a number of providers and ultrafast is available.

The property is located in an area considered low risk for surface water flooding.