

**Sally
Harrison**
ESTATE AGENTS

Offers Around £149,950 Freehold



30 Hazelwood Road, Nelson, Lancashire
BB9 9NF



PROPERTY DESCRIPTION

This most appealing semi-detached bungalow is situated in a popular residential area close to Marsden Park and Nelson Golf Course and offers well proportioned living space, which must be viewed to be fully appreciated. Well presented and tastefully furnished throughout, this charming dwelling would be ideal as a retirement home or for buyers looking to downsize and an early and internal viewing is strongly recommended.

Having the advantage of a delightful enclosed garden at the rear and off road parking, this desirable home has the advantage of pvc double glazing and gas central heating and briefly comprises, an entrance vestibule and hall and a pleasant, good sized lounge, featuring a fireplace recessed into the chimney breast, fitted with a multi fuel stove. The spacious breakfast kitchen is attractively fitted with a good range of modern shaker style units and incorporates a built-in electric double oven/grill and an induction hob. There are two double bedrooms, one of which is currently used as a sitting room and gives access into the conservatory, a beneficial addition to the bungalow, and the fully tiled shower room is fitted with a three piece white suite.

The front garden is lawned with garden borders and the tarmac covered drive provides tandem off road parking for two/three cars. The extremely pleasing garden at the rear has a paved patio, a lawn with a raised garden bed to one side and a gravel covered area to the other.



FEATURES

- Appealing Semi-Det Bungalow in Good Loc
- Close to Marsden Park/Nelson Golf Club
- Nicely Proportioned Living Space
- Well Presented & Tastefully Furbished
- Vestibule, Hall & Lounge with Stove
- Modern B'fast Kit with Double Oven & Hob
- 2 Double Bedrms & Fully Tiled Shwr Rm
- Good Sized Conservatory
- Front Garden & Tandem Prkg for 2/3 Cars
- Delightful, Enclosed Rear Garden
- PVC Dble Glazing & Gas Central Heating
- Early Internal Viewing Highly Rec.





ROOM DESCRIPTIONS

Entrance Vestibule

PVC double glazed, frosted glass entrance door, set in a matching arched surround. Half glazed oak internal door opening into the hall.

Hall

Quality wood effect laminate flooring, radiator and access to the loft space.

Lounge

14' 2" x 10' 8" plus recess (4.32m x 3.25m plus recess)

A nicely proportioned room, featuring a fireplace, which is recessed into the chimney breast and fitted with a multi-fuel stove. PVC double glazed window and a radiator.

Breakfast Kitchen

15' 11" x 8' 3" plus recess (4.85m x 2.51m plus recess)

An impressive aspect of this lovely bungalow, the spacious kitchen is fitted with modern shaker style units and drawers, wood finish laminate worktops, one of which extends to provide a breakfast bar, with tiled splashbacks, and a single drainer sink, with a mixer tap/flexible hose. It also has a built-in electric double oven/grill, an electric induction hob, plumbing for a washing machine and space for a condenser dryer. The wall mounted gas condensing combination central heating boiler is concealed within a cupboard matching the units and there is a pvc double glazed window, overlooking the rear garden, two additional pvc double glazed, frosted glass windows, luxury parquet effect vinyl flooring and a radiator. Frosted glass, double glazed external door.

Bedroom One

13' 11" into recess x 11' 2" (4.24m into recess x 3.40m)

This double room has a pvc double glazed window, overlooking the garden at the front, and a radiator.

Bedroom Two

11' 7" plus recess x 8' 6" plus recess (3.53m plus recess x 2.59m plus recess)

This second double bedroom is currently being used as a sitting room/occasional bedroom and has a radiator and a pvc double glazed door opening into the conservatory.

Conservatory

9' 8" x 7' 10" (2.95m x 2.39m)

A pleasant and beneficial addition to the property, with pvc double glazed windows, a radiator and a pvc double glazed external door, leading out to the rear patio and garden.

Shower Room

Fully tiled and stylishly furnished, the shower room is fitted with a modern three piece white suite, comprising a larger than standard, walk-in shower, with a fixed 'rainfall' style shower head, plus an additional, flexible hand-held shower, a w.c. and a wash hand basin, with a 'waterfall' style mixer tap, set on a vanity unit, with drawers below. Radiator/heated towel rail, downlights recessed into the pvc lined ceiling, pvc double glazed, frosted glass window and wood effect laminate flooring.



Outside

Front/Side

Good sized lawn, with garden borders, and a tarmac covered drive, providing tandem parking for two to three cars. A gate at the end of the drive gives access into and encloses the rear garden.

Rear

There is a paved patio directly behind the bungalow, with steps leading up to the remainder of the garden, which consists of a lawn, a raised garden bed, stocked with small shrubs and flowering plants, and a gravel covered area. There is also an external cold water tap.

Directions

Travelling out of Nelson towards Colne on the A56/Leeds Road, go past the Pendle Community Hospital on the left and then take the second right turning into Barkerhouse Road. Continue up the hill, go straight over the two mini roundabouts, continuing on Barkerhouse Road, go past Nelson Manor Care Home on the left hand side, then take the second left turning into Hazelwood Road.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House To Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

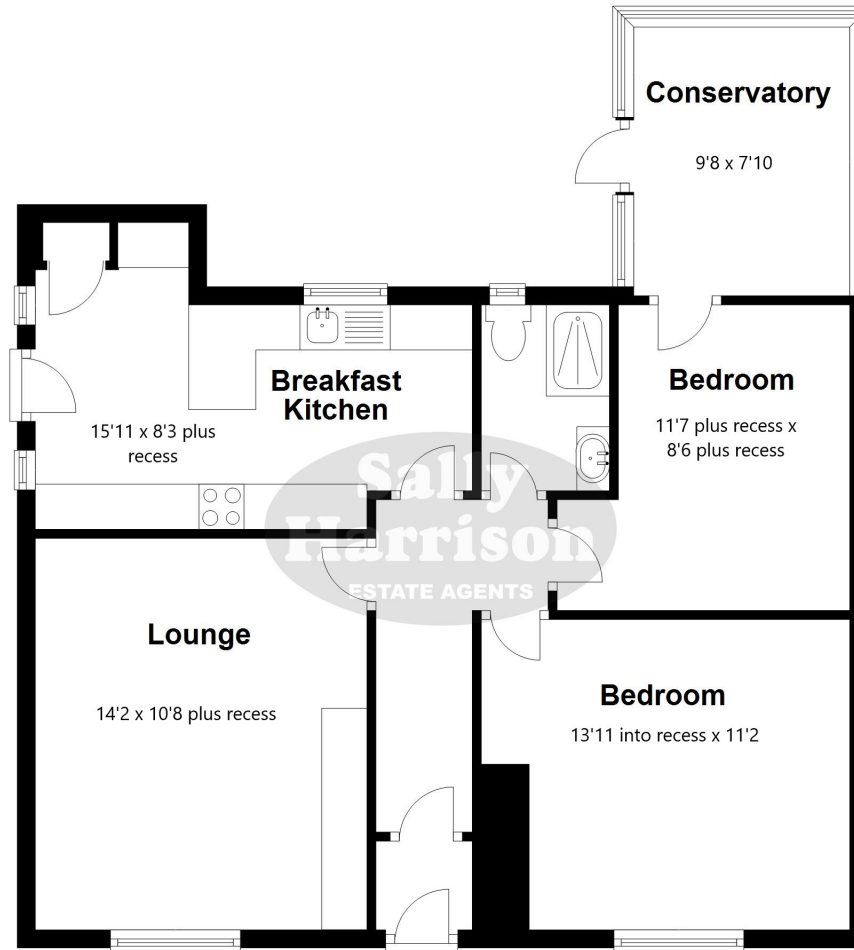
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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 67 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |

FLOORPLAN

Ground Floor

Approx. 71.7 sq. metres (772.2 sq. feet)



Total area: approx. 71.7 sq. metres (772.2 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

