



39 Kibble Grove, Brierfield, Nelson,  
Lancashire BB9 5EW



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This sizeable three bedroom semi detached home is found on the popular Kibble Grove, and is sure to catch the eye of any growing family looking for their forever home. The accommodation is well presented throughout and comprises of: two separate reception rooms, an extended kitchen, modern downstairs shower room, three first floor bedrooms and a modern two piece shower room with separate W/C. The property is warmed by gas central heating - ran from a recently installed combination boiler, and is Upvc double glazed throughout. To the front is ample off road parking found in the form of a block paved driveway and leading to an integral garage having an electric 'up and over' door. The rear garden is block paved and stoned for ease of maintenance. EPC - TBC. Council Tax - Band C. Early viewing is considered a must!

## FEATURES

- Offered for sale with no onward chain
- The perfect family home
- Extended from the original
- Well presented accommodation on offer
- Two separate reception rooms
- Modern, extended kitchen
- Downstairs two piece shower room
- Three well proportioned first floor bedrooms
- Modern two piece shower room plus separate W/C
- Ample off road parking leading to an integral garage with electric door
- Low maintenance rear garden
- EPC - TBC
- Council Tax - Band C
- Early viewing is a must!







## ROOM DESCRIPTIONS

### Ground Floor

Entrance Porch

Entrance Hallway

Sitting Room

Dining Room

Extended Kitchen

Downstairs Shower Room

### First Floor

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

Separate W/C

### Outside

Garden

### 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 £1.05.

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.

Council Tax - Band C

EPC - TBC