



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

77 Ethersall Road, NELSON, Lancashire. BB9 0RP

£89,950 Leasehold

FOR SALE



PROPERTY DESCRIPTION

A semi detached property which is ideal for young families. The accommodation offers two reception rooms and a separate kitchen, three bedrooms and white bathroom suite. Garden forecourt and good sized enclosed garden to the rear. Gas central heating run from a combination boiler and part UPVC double glazing.

Positioned close to good local amenities and schools and a short distance from the town centre and transport networks.

FEATURES

- SEMI DETACHED PROPERTY
- TWO RECEPTION ROOMS
- SEPARATE KITCHEN
- THREE BEDROOMS
- PART UPVC DOUBLE GLAZING
- GOOD SIZED REAR GARDEN
- GAS CENTRAL HEATING RUN FROM A COMBINATION BOILER
- IDEAL FOR YOUNG FAMILIES



ROOM DESCRIPTIONS

Entrance Vestibule

Glazed entrance door.

Hall

Radiator and stairs to the first floor.

Sitting Room

3.34m x 3m (10' 11" x 9' 10") (plus chimney breast alcoves)
Single glazed window, radiator and fireplace with gas fire.

Lounge/Dining Room

4m x 4m (13' 1" x 13' 1") (plus chimney breast alcoves and bay)
UPVC double glazed bay window, radiator and under stairs pantry.

Kitchen

3.5m x 2m (11' 6" x 6' 7") Fitted base and wall units with working surfaces and tiled splash backs. Single drainer sink unit with mixer taps. Radiator, UPVC double glazed window and external door leading out to the rear garden.

Landing

UPVC double glazed window.

Bedroom Two

3.15m x 2.24m (10' 4" x 7' 4") Single glazed window overlooking the rear garden. Radiator.

Bedroom Three

2.7m x 2.2m (8' 10" x 7' 3") Single glazed window overlooking the rear garden. Radiator and wall mounted gas combination boiler.

Bathroom

Housing a three piece white suite with chrome plated fittings incorporating panelled bath, pedestal wash hand basin and low level w.c. Part tiled walls.

Outside

Garden forecourt and paved walkway.
Good sized enclosed garden to the rear.

Please Note

The electrical and gas appliances and fixtures and fittings have not been tested by the Agents and we are therefore unable to offer any guarantees or assurances in respect of them.

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

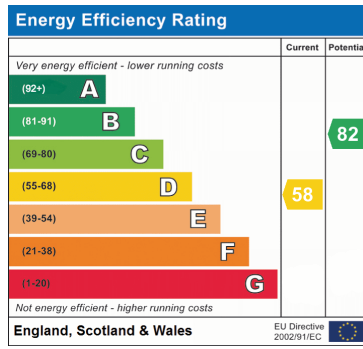


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