



10 Chevassut Close, Barrowford, Nelson,  
Lancashire BB9 6DR





## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This sizeable detached true bungalow occupies a popular position within a short drive of Barrowford village. Offered for sale with vacant possession the accommodation comprises of: one welcoming reception room, a modern fitted kitchen, three bedrooms - two of which are comfortable doubles, one of which benefits from a three piece en-suite shower room. There is also a three piece family bathroom suite. Boarded loft providing additional storage space. Warmed by gas central heating - ran from a combination boiler, and being Upvc double glazed throughout. There are well maintained gardens to the front and rear, and a driveway leading to an integral garage that provides off road parking. EPC - D. Council Tax Band C. Early viewing is a must!

## FEATURES

- Offered for sale with no onward chain - vacant possession
- Sizeable detached true bungalow
- Popular position, just a short drive from Barrowford village
- One welcoming reception room
- Modern fitted kitchen with a range of integrated appliances
- Three bedrooms - two being comfortable doubles
- One bedroom benefitting from a three piece en-suite shower room
- Modern three piece bathroom suite
- Warmed by gas central heating - ran from a combination boiler
- Upvc double glazed throughout
- Well maintained gardens to the front and rear
- Driveway providing off road parking and leading to an integral garage
- EPC - D
- Council Tax Band C
- Early viewing is considered a must!





## ROOM DESCRIPTIONS

**True Bungalow**

**Entrance Hallway**

**Sitting Room**

**Modern Kitchen**

**Bedroom One**

**Bedroom Two**

**En-Suite Shower Room**

**Bedroom Three**

**Family Bathroom**

**Outside**

**Gardens**

with driveway, leading to:

**Integral Garage**

**Outside**

**Further Information**

The property is on a freehold title.

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

Council Tax Band C.

Mobile and broadband services are offered by a number of providers and ultrafast is available.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC