



*28 Bouldsworth Crescent  
Nelson  
Offers in the Region of: £152,500*



**Pendle Hill**  
**Properties**  
estate and letting agents





## 28 Bouldsworth Crescent, Nelson

*A well-presented two-bedroom semi-detached bungalow home in a popular residential area in Nelson, close to Marsden Park golf course and conveniently situated for local amenities and transport links.*

*Briefly comprising, entrance hall, spacious open plan lounge/dining room, kitchen/breakfast room, conservatory, double bedroom, and downstairs shower room on the ground floor, along with a double bedroom and bathroom on the first floor.*

*To the front of the property there is a private tarmac drive and single detached garage, along with an attractive garden with paved path and lawn area with mature planted borders.*

*To the rear of the property there is an attractive Southwest facing garden with timber decking patio area, raised sleeper flower beds with mature planting.*





### ENTRANCE HALL

A UPVC entrance front door opens into the entrance porch, briefly comprising, built in storage cupboard and shelves, covered radiator. laminate tile flooring, ceiling coving, and ceiling light point.

### OPEN PLAN LOUNGE/DINING ROOM

The attractive, light filled open plan lounge/dining room benefits from a large UPVC double glazed window overlooking the front of the property and UPVC French doors allowing access into the conservatory, briefly comprising, wood mantle and stone hearth with cast iron multi fuel wood burner, two radiators, laminate flooring, ceiling coving and two ceiling light points.

### KITCHEN/BREAKFAST ROOM

The kitchen/breakfast room with UPVC double glazed window overlooking the attractive rear garden, briefly comprising, a range of white gloss base and wall mounted units and breakfast bar, complementary laminate work surfaces, ceramic tiled splash backs, stainless steel sink with drainer and chrome mixer tap, Electrolux oven and grill, stainless steel five ring gas hob and overhead extractor, Electrolux dishwasher, Beko fridge freezer, space and plumbing for a washing machine, radiator, laminate flooring, ceiling coving, and white ceiling spotlights.

### CONSERVATORY

The conservatory with is accessed from the dining room, via UPVC French doors, briefly comprising, radiator, ceramic tiled floor, and ceiling light point.

### DOWNSTAIRS SHOWER ROOM

The downstairs shower room with UPVC double glazed frosted window, briefly comprising, corner shower enclosure with chrome thermostatic shower, large white vanity unit housing the ceramic sink with chrome mixer tap, and low-level WC, newly installed Glow Worm combination boiler, ceramic wall tiles, radiator, vinyl flooring, and ceiling light point.

### BEDROOM ONE

Located on the first floor, a spacious double bedroom with UPVC double glazed window overlooking the front of the property with far reaching views of Pendle, briefly comprising, built in wardrobe, built in eaves storage cupboards, radiator, carpeted flooring, and white ceiling spotlights.

### BEDROOM TWO

Located on the ground floor, a spacious double bedroom with UPVC double glazed sliding door allowing access out into the rear garden, briefly comprising, built in under-stairs storage cupboard, radiator, carpeted flooring, and ceiling light point.

### BATHROOM

Located on the first floor, a modern family bathroom with Velux roof window, briefly comprising, panelled bath with chrome mixer tap, and shower attachment, white vanity unit housing the ceramic sink with chrome mixer tap, low level WC, ceramic wall tiles, chrome towel warmer, laminate flooring, and white spotlight.

### EXTERNAL

To the front of the property there is a private tarmac drive and single detached garage, along with an attractive garden with paved path and lawn area with mature planted borders.

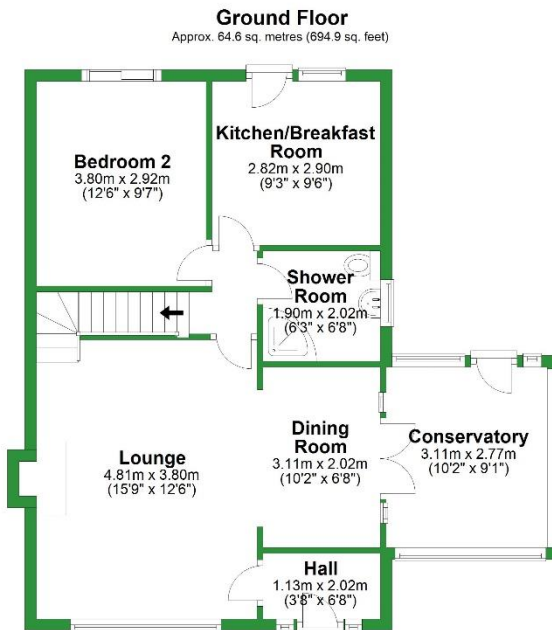
To the rear of the property there is an attractive Southwest facing garden with timber decking patio area, raised sleeper flower beds with mature planting.

### ADDITIONAL INFORMATION

Tenure = Freehold

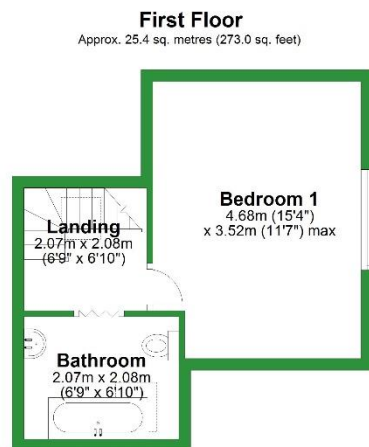
The property has 12 solar panels which generate an income to assist with the property's utility bills.





Total area: approx. 89.9 sq. metres (967.9 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.



### VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

### OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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