



*31 Eckroyd Close  
Nelson  
Offers in the Region of: £129,950*



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Head Address: 154 Whalley Road, Read, Burnley, Lancashire, BB12 7PN



## 31 Eckroyd Close, Nelson

*An immaculately presented, three-bedroom, modern mid terrace home, conveniently located in a popular area of Nelson, close to local amenities and major transport links. Briefly comprising, entrance hall, kitchen, lounge, and downstairs WC on the ground floor, along with three bedrooms and family bathroom on the first floor.*

*Externally the property has a private tandem drive to the front, allowing parking for approximately three vehicles along with attractive front and rear gardens.*



## ENTRANCE HALL

A composite entrance front opens into the welcoming entrance hall, briefly comprising, first floor balustrade staircase, under-stairs storage cupboard, radiator, carpeted flooring, and ceiling light point.

## KITCHEN

The kitchen with UPVC double glazed window overlooking the front of the property, briefly comprising, a range of light Oak base and wall mounted units with complementary laminate work surfaces, ceramic tile splashbacks, stainless steel sink with drainer and chrome mixer tap, integrated appliances, comprising, Belling electric oven, stainless steel four ring gas hob, overhead extractor, space for a freestanding fridge freezer, space and plumbing for a washing machine, radiator, vinyl flooring, and white ceiling spotlights. The properties Baxi combination boiler is neatly housed in one of the wall mounted kitchen units.

## LOUNGE/DINING ROOM

The light filled lounge/dining room with UPVC double glazed French doors allowing access out to the rear garden, briefly comprising, fire surround and hearth with electric fire, radiator, carpeted flooring, ceiling coving, and two ceiling light points.

## DOWNSTAIRS WC

Accessed from the entrance hall, the downstairs WC, briefly comprises, pedestal sink with chrome mixer tap, low level WC, radiator, carpeted flooring, and ceiling light point.

## FIRST FLOOR LANDING

The spacious first floor landing, briefly comprises, built in storage cupboard, storage loft access, radiator, carpeted flooring, and ceiling light point.

## BEDROOM ONE

A spacious double bedroom with two UPVC double glazed windows overlooking the front of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

## BEDROOM TWO

Bedroom two with UPVC double glazed window overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

## BEDROOM THREE

Bedroom three with UPVC double glazed window overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

## BATHROOM

The bathroom, briefly comprises, panelled bath with chrome mixer tap, and Mira electric shower over, pedestal sink with chrome mixer tap, low level WC, ceramic wall tiles, radiator, vinyl flooring, and ceiling light point.

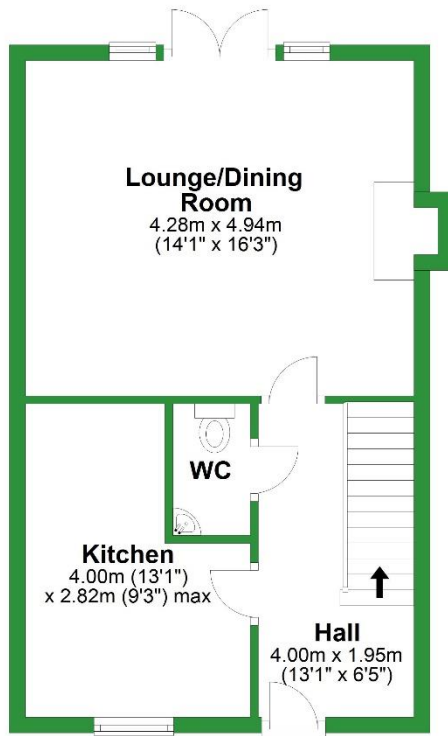
## EXTERNAL

Externally the property has a private tandem drive to the front, allowing parking for approximately three vehicles along with an attractive front and rear gardens.



## Ground Floor

Approx. 40.8 sq. metres (439.3 sq. feet)

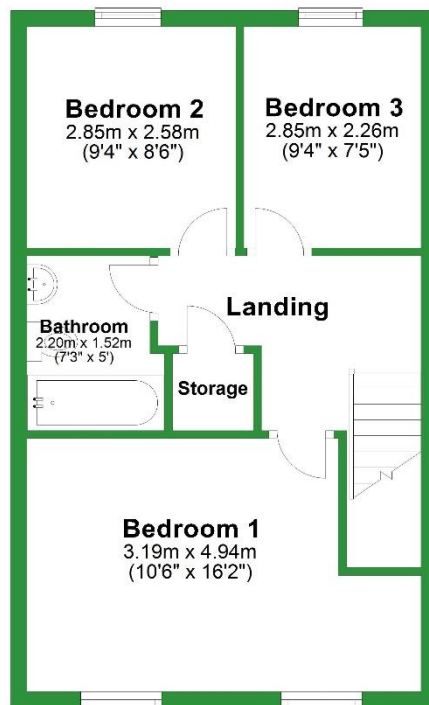


Total area: approx. 81.6 sq. metres (878.6 sq. feet)

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

## First Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



## 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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