

Higher Reedley Road, Nelson, BB9

£110,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 2

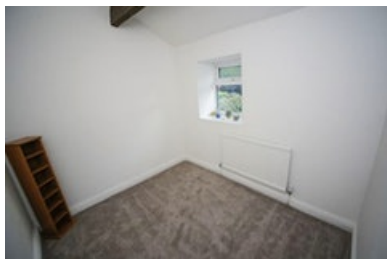
Offered to the market with no onward chain delay, this charming period cottage in the sought after Reedley area which provides easily manageable accommodation and scenic views of Pendle Hill, ideal for single occupiers or couples and benefits from a delightful private rear garden. To the ground floor

Key features:

- Charming traditional cottage
- Refurbished throughout
- No onward chain delay
- lovely private garden
- Neutrally Decorated
- Ideal for first time buyer

Extra info:

- **Property Age:** 99 years
- **Council Tax:** Band A (£1255.24 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Street Parking
- **Lease info:** 899 years remaining
Ground Rent: £1.50 per-annum



Offered to the market with no onward chain delay, this charming period cottage in the sought after Reedley area which provides easily manageable accommodation and scenic views of Pendle Hill, ideal for single occupiers or couples and benefits from a delightful private rear garden.

To the ground floor is an entrance vestibule, a bright and spacious lounge and an extended fitted kitchen.

Upstairs is a good sized master bedroom, a further single room and a stylish newly fitted bathroom.

To the front of the house is a neat raised forecourt garden and there is a charming private garden to the rear with a level lawn and garden shed.

Early viewings are highly recommended and are by arrangement with our Burnley office.

Entrance Hallway

uPVC front entrance door with double glazed panel, carpet flooring, central heating radiator, lighting and staircase.

Living Room

17' 9" x 12' 9" (5.41m x 3.88m)

uPVC double glazed window to front elevation and a wooden framed double glazed window to rear elevation, carpet flooring, 2 x central heating radiator, exposed wooden beams, lighting and power points. Feature electric fireplace set in the chimney breast.

Kitchen

12' 0" x 7' 5" (3.65m x 2.26m)

uPVC double glazed window to side elevation and wooden barn style entrance door to side. White wall and base units with complimentary marble effect work surfaces, electric hob, extractor hood and a Vokera boiler, integrated fridge, freezer, dishwasher and washing machine and a single sink with double drainage board. Partially tiled elevations, central heating radiator, tiled flooring and lighting.

Staircase and Landing

Access to under stairs storage, carpet flooring, power points and lighting.

Master Bedroom

10' 5" x 14' 8" (3.17m x 4.47m)

uPVC double glazed window to front elevation, 2 x central heating radiator, carpet flooring, lighting, wooden exposed beams, power points and access to the loft. .

Bedroom 2

7' 0" x 8' 5" (2.13m x 2.56m)

uPVC double glazed window to rear elevation, carpet flooring, central heating radiator, lighting, exposed beams and power points.

Bathroom

4' 5" x 5' 10" (1.35m x 1.78m)

uPVC double glazed window to rear elevation. Three piece suite comprising; low level WC, vanity hand wash basin and panelled bath with shower attachment. Vinyl flooring, fully tiled elevations, exposed beam and lighting

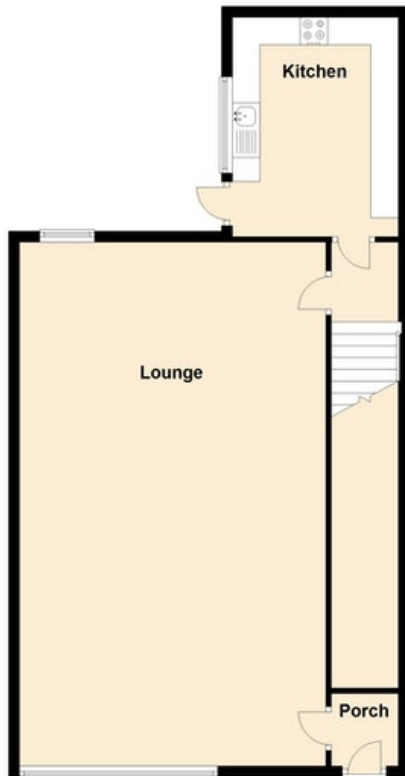
Externally

0' 0" x 0' 0" (0.00m x 0.00m)

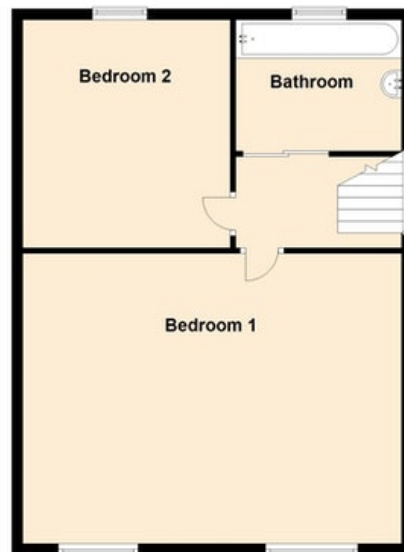
The property is garden fronted and to the rear has an enclosed yard with gated access. There is also a further garden with a lawned area and outhouse.

Floor plan:

Ground Floor



First Floor



Energy Performance Certificate:

Energy Performance Certificate

118, Higher Reedley Road, Brierfield, NELSON, BB9 5EJ

Dwelling type: Mid-terrace house **Reference number:** 8353-7929-1969-9965-7996
Date of assessment: 15 November 2017 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 15 November 2017 **Total floor area:** 59 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,853
Over 3 years you could save	£ 1,344

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 126 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 1,344 over 3 years </div>
Heating	£ 2,238 over 3 years	£ 1,206 over 3 years	
Hot Water	£ 363 over 3 years	£ 177 over 3 years	
Totals	£ 2,853	£ 1,509	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
55	88

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 120
2 Internal or external wall insulation	£4,000 - £14,000	£ 411
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 117

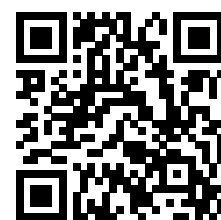
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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