

**Auction****FARDELLA
& BELL**

4 bed detached house to buy in

Broadhurst Way, 24 Broadhurst Way,
Nelson, Nelson, BB9 5HG

£395,000

 Starting Bid

 x 4  x 3  x 2

Tenure

Leasehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £395,000
- ✓ Four well-proportioned bedrooms
- ✓ Two fitted kitchens
- ✓ Substantially extended and
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £395,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A substantial and beautifully extended four-bedroom family home, offering around 1,992 sq ft of versatile accommodation and an ideal layout for larger or multi-generational families.

The ground floor features multiple reception spaces, two fitted kitchens, a WC and impressive open-plan living areas with contemporary finishes, rooflights and doors opening onto the garden. Upstairs are four bedrooms and three bathrooms, including two en-suites and a principal bedroom with walk-in wardrobe.

Outside, the property benefits from generous off-road parking, a sizeable garden, paved seating areas and decking. Well placed for Brierfield, Nelson and Burnley, with local schools, transport links and everyday amenities nearby.

Leasehold 948 years remaining | £24 annual ground rent | Council Tax Band E

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 946

Annual Ground Rent Amount: £24.00

Price: Starting Bid £395,000

Property Type: Detached House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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