



## 4 Moorland Drive

Brierfield, Nelson

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two double bedroom semi detached property
- Well-proportioned reception room plus sun room
- Fitted kitchen with practical layout
- Modern family bathroom
- uPVC double glazing
- Leasehold tenure
- Council Tax Band B





### Property Description Ground Floor

The internal accommodation is well arranged and thoughtfully laid out, offering comfortable living space across two floors. To the ground floor, the property opens into a welcoming reception room, providing a cosy yet versatile living area with ample space for both seating and occasional furniture. From here, there is access through to a bright and inviting sun room, which enjoys a pleasant outlook and creates a flexible additional living space suitable for relaxing, dining or hobbies. The sun room benefits from a recently renewed asphalt roof, providing peace of mind and improved longevity. The kitchen is positioned off the ground floor accommodation and is fitted with a range of wall and base units, complementary work surfaces and space for freestanding appliances, creating a practical and functional workspace for everyday use.

### Property Description First Floor

To the first floor, there are two well-proportioned double bedrooms, both offering comfortable accommodation with space for bedroom furniture. The family bathroom is fitted with a modern suite comprising a shower enclosure, wash basin and WC, finished with clean, neutral tiling. The property further benefits from gas central heating and uPVC double glazing throughout, contributing to a comfortable internal environment year-round.





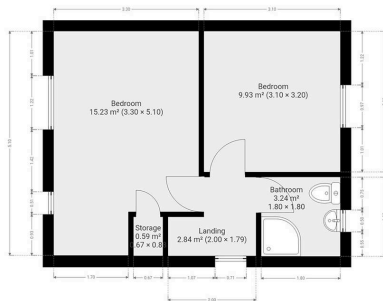


## GARDEN

To the rear, the property enjoys a generous and well-maintained garden, offering a lovely balance of lawned space, decking, and established planting. Immediately from the property is a raised timber decked seating area, ideal for outdoor dining or relaxing, with steps leading down to the main garden. The garden itself is predominantly laid to lawn, bordered by mature shrubs, hedging, and planted beds that provide colour, interest, and a good degree of privacy throughout the year. A further decked section sits to the side, creating an additional seating area and making the space feel versatile and well zoned. Towards the far end of the garden is a timber shed, providing useful storage for gardening equipment. The garden is fully enclosed with fencing and hedging, making it suitable for families, pets, or those simply looking for a secure and private outdoor space.

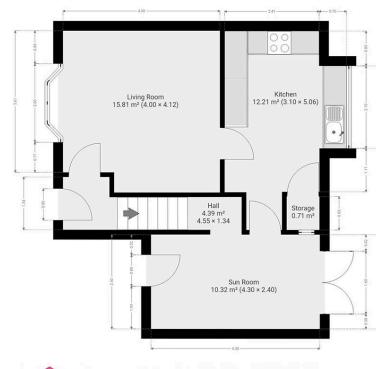
## DRIVEWAY

2 Parking Spaces



Total Property Area: approx - 75.23 Sq Meters (809.77 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any void floor areas), openings and orientation are approximate. No liability is accepted for any purpose and they do not form part of any agreement. No liability is taken for any error.



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## Fardella & Bell Estate Agents

143 Burnley Road,, Padiham – BB12 8BA

01282 968 668 • [info@fbestateagents.co.uk](mailto:info@fbestateagents.co.uk) • [fbestateagents.co.uk/](http://fbestateagents.co.uk/)

