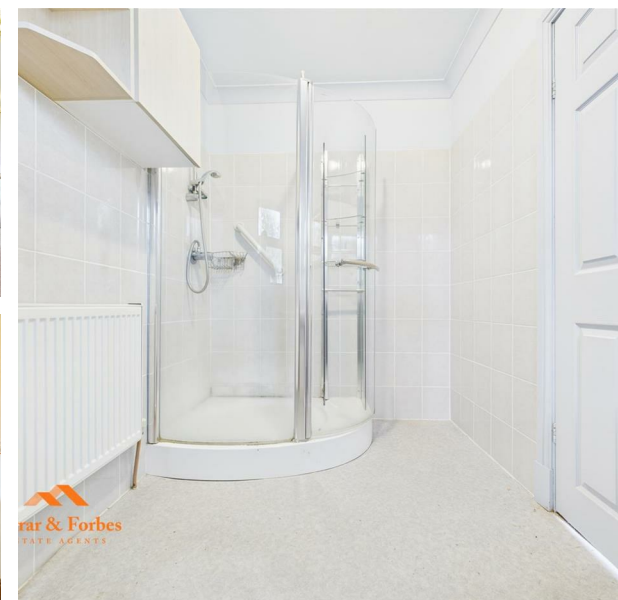


1 Proctor Close, Brierfield, Nelson, BB9 0ES  
Price £395,000





1 Proctor Close, Brierfield, Nelson, BB9 0ES

Price £395,000

Council Tax Band: F

Welcome to this immense detached family home set in a highly desirable location, just moments from Marsden Golf Club and a short drive to Pendle Vale School. With unbelievable potential, this chain-free property offers flexible living across multiple levels, making it perfect for large families or buyers looking to create their dream home.

Step into a welcoming entrance hallway that leads to a light-filled main lounge, complete with a gas fire and panoramic views from the side and rear windows, overlooking the majestic Pendle Hill.

The kitchen is grand in scale, laid out in a horseshoe design with solid wood wall, base, and drawer units, along with integrated appliances. There's plenty of space for a dining area or to completely redesign the layout to suit your vision.

On this level, the main bedroom features fitted wardrobes and a three-piece en-suite (low-level WC, pedestal basin, quadrant shower), with additional space to add a bathtub if desired. Opposite the bedroom is a handy storage room with a separate WC and hand basin.



**Farrar & Forbes**  
ESTATE AGENTS











# Farrar & Forbes

ESTATE AGENTS

Source | Sell | Rent | Manage

11a Skelton Street  
Colne

Lancashire  
BB8 9JE

01282 914042

Info@farrarandforbes.co.uk



Approximate total area<sup>(1)</sup>

261.4 m<sup>2</sup>

Reduced headroom

9.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0

Floor 1

Floor 2

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

