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Real

3 Gill Street  
Nelson  
BB9 7UD



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



## For Sale

- Spacious semi detached dwelling
- Quiet location
- Overlooking Nelson cricket club
- Short walk into Barrowford
- Ideal for someone downsizing

## Auction Guide £115,000

- Lounge & conservatory
- Fitted kitchen
- Two double bedrooms & bathroom
- Good sized garden plot, driveway & garage
- No chain

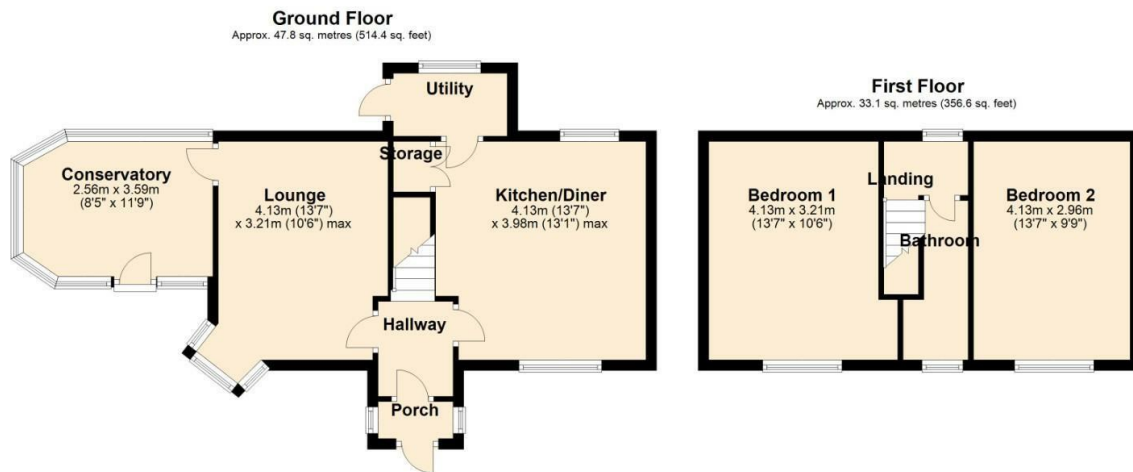


Don't miss out on this exceptional opportunity to own a charming semi-detached home situated on the outskirts of Barrowford, just a stone's throw away from Victoria Park. Tucked away in a tranquil and private row, this delightful two-bedroom property boasts a host of impressive features.

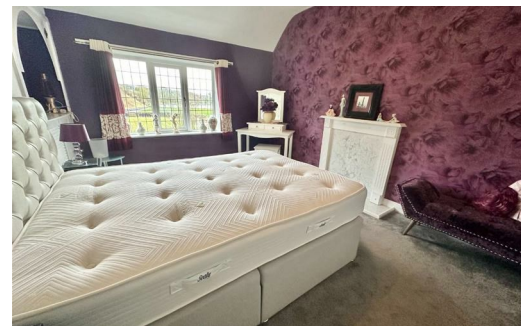
Upon entering, you are greeted by an inviting entrance porch leading to a hallway with a staircase ascending to the first floor landing. The generously proportioned living room offers a comfortable space for relaxation, complemented by a conservatory that seamlessly connects to the garden, perfect for enjoying the outdoors. The well-appointed fitted breakfast kitchen and utility room cater to practical needs, while a unique cat run adds character and convenience.

Upstairs, two double bedrooms await, along with a three-piece bathroom suite, ensuring comfortable accommodation for residents and guests alike. Outside, the property impresses further with a gated block paved driveway, garage, and an enclosed garden featuring a lush lawn, flower beds, trees, shrubs, and a charming decked seating area complete with a picturesque bridge.

Additional highlights include a cat run and a paved area at the rear, offering space for a storage shed. A detached garage with its own gated driveway provides ample off-road parking. Conveniently located just a short distance from the vibrant village of Barrowford, with its array of boutiques, bars, and restaurants, this property presents a rare opportunity not to be overlooked. Early viewing is highly recommended to fully appreciate all that this home has to offer.



Total area: approx. 80.9 sq. metres (871.0 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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