



Hilton &
Horsfall

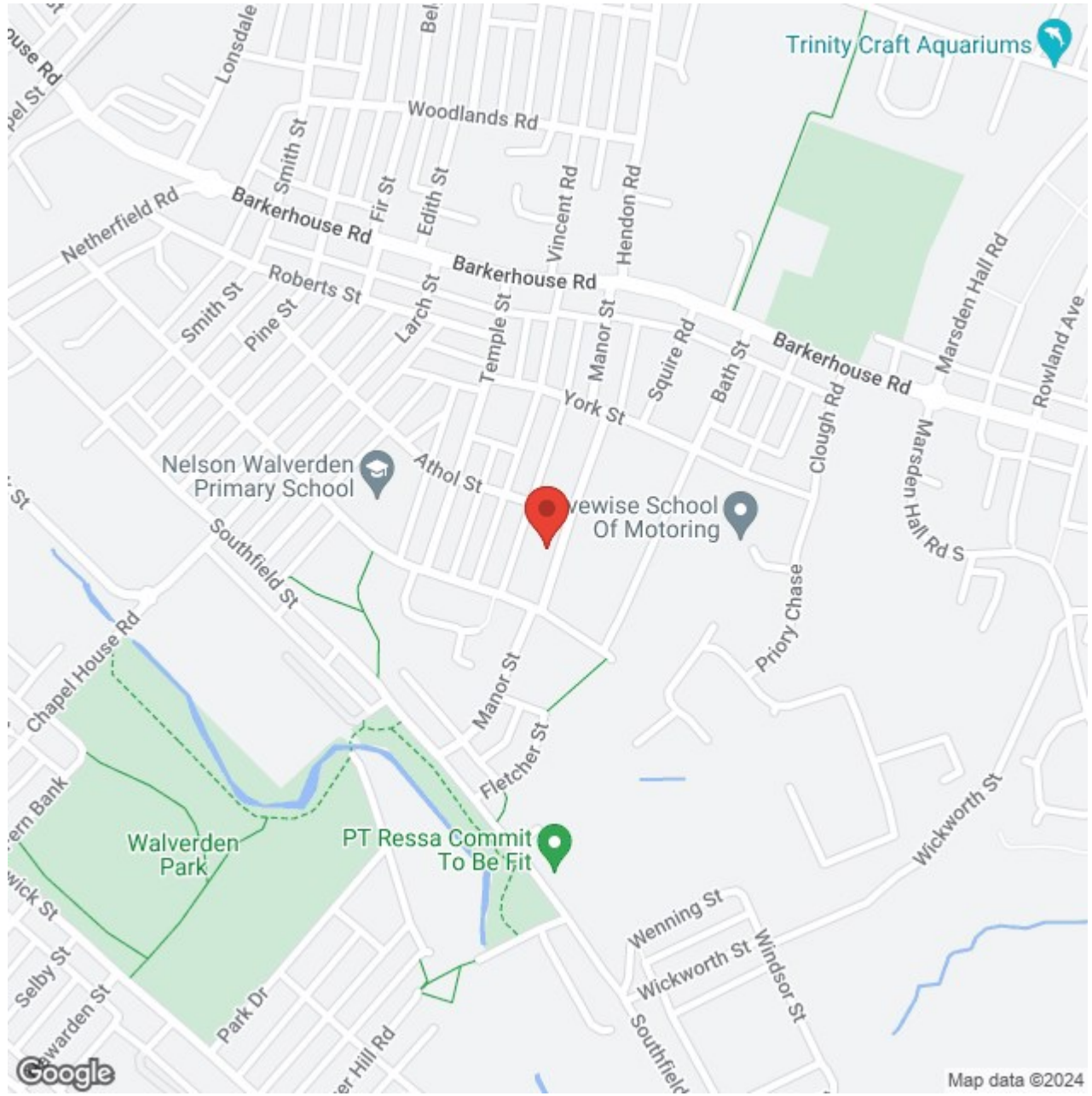
BB9 OTS

Manor Street, Nelson

Offers In The Region Of £114,950

A great opportunity to acquire this two bed roomed semi detached dwelling situated in the popular town of Nelson. Having local amenities, transport links, primary and secondary schools close by. The M65 motorway is a short drive away giving easy access to Burnley, Manchester, Preston and beyond. Briefly comprising of: an entrance porch, entrance hall with a staircase leading to the first floor / landing, spacious living room, fitted breakfast kitchen with access out to the rear elevation and a ground floor w.c. To the first floor you will find two well proportioned bedrooms and a three piece shower room. Externally to the front elevation is a gated garden with mature trees, shrubs and flower beds. To the rear elevation is a large enclosed garden with a spacious patio seating area, mature trees, shrubs, artificial lawn and access to the detached garage. Council Tax Band 'B'. Freehold. Perfect for a first time buyer or small family.







Lancashire

A great opportunity to acquire this two bedroomed semi detached dwelling situated in the popular town of Nelson. Having local amenities, transport links, primary and secondary schools close by. The M65 motorway is a short drive away giving easy access to Burnley, Manchester, Preston and beyond. Briefly comprising of: an entrance porch, entrance hall with a staircase leading to the first floor / landing, spacious living room, fitted breakfast kitchen with access out to the rear elevation and a ground floor w.c. To the first floor you will find two well proportioned bedrooms and a three piece shower room. Externally to the front elevation is a gated gated with mature trees, shrubs and flower beds. To the rear elevation is a large enclosed garden with a spacious patio seating area, mature trees, shrubs, artificial lawn and access to the detached garage. Council Tax Band 'B'. Freehold. Perfect for a first time buyer or small family.

ENTRANCE PORCH

With 2x uPVC double glazed patio doors leading into the entrance porch. With access through to:

ENTRANCE HALL

Having 1x radiator, picture rail, a uPVC double glazed window to the side elevation. and a staircase leading to the first floor / landing.

LIVING ROOM 14'5" x 12'1" (4.395m x 3.705)

A comfortable sized room with 1x radiator, coving, television point and a large uPVC double glazed bay fronted window.

KITCHEN 11'5" x 8'4" (3.483m x 2.555m)

Having fitted wall and base units in cream, contrasting work surfaces over, space for a free standing fridge / freezer, plumbing for a washing machine, Neff integrated oven, 4-ring electric hob, air extraction hood over, tiled splash backs, inset sink with a chrome

mixer tap, under stairs storage cupboard, space for a small table / chairs, a uPVC double glazed window to the rear elevation and a uPVC double glazed door leading out to the rear garden. With access through to the ground floor w.c.

GROUND FLOOR W.C

With a low level w.c, 1x radiator and a frosted uPVC double glazed window to the rear elevation.

FIRST FLOOR / LANDING

Having a uPVC double glazed window to the side elevation. With access to:

BEDROOM ONE 12'2" x 12'1" (3.710m x 3.684m)

A room of double proportions having 1x radiator, fitted wardrobes and a large uPVC double glazed window to the front elevation.

BEDROOM TWO 9'1" x 8'9" (2.787m x 2.686m)

A well proportioned room having 1x radiator, storage cupboard (housing the boiler) and a uPVC double glazed window to the rear elevation.

SHOWER ROOM

A 3-piece suite comprising of: a low level w.c, vanity sink, walk-in shower cubicle, tiled flooring, tiled walls, recessed spot lights, chrome towel radiator and a uPVC double glazed window to the side elevation.

DETACHED GARAGE

A great space for storage. With power and lighting.

EXTERNALLY

Externally to the front elevation is a gated gated with mature trees, shrubs and flower beds. To the rear elevation is a large enclosed garden with a spacious patio seating area, mature trees, shrubs, artificial lawn and access to the detached garage.

PUBLISHING

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OUTSIDE

Externally to the front elevation is a gated garden with mature trees, shrubs and flower beds. To the rear elevation is a large enclosed garden with a spacious patio seating area, mature trees, shrubs, artificial lawn and access to the detached garage.





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