



BB9 8JZ

Oxford Road, Nelson, Lancashire

Offers Over £90,000

PUBLIC NOTICE

(Agent name) are now in receipt of an offer for the sum of £90,000 for (Property address). Anyone wishing to place an offer on this property should contact (Hilton & Horsfall Estate Agents, 75, Gisburn Road, Barrowford, BB9 6DX & 01282 560024) before exchange of contracts.

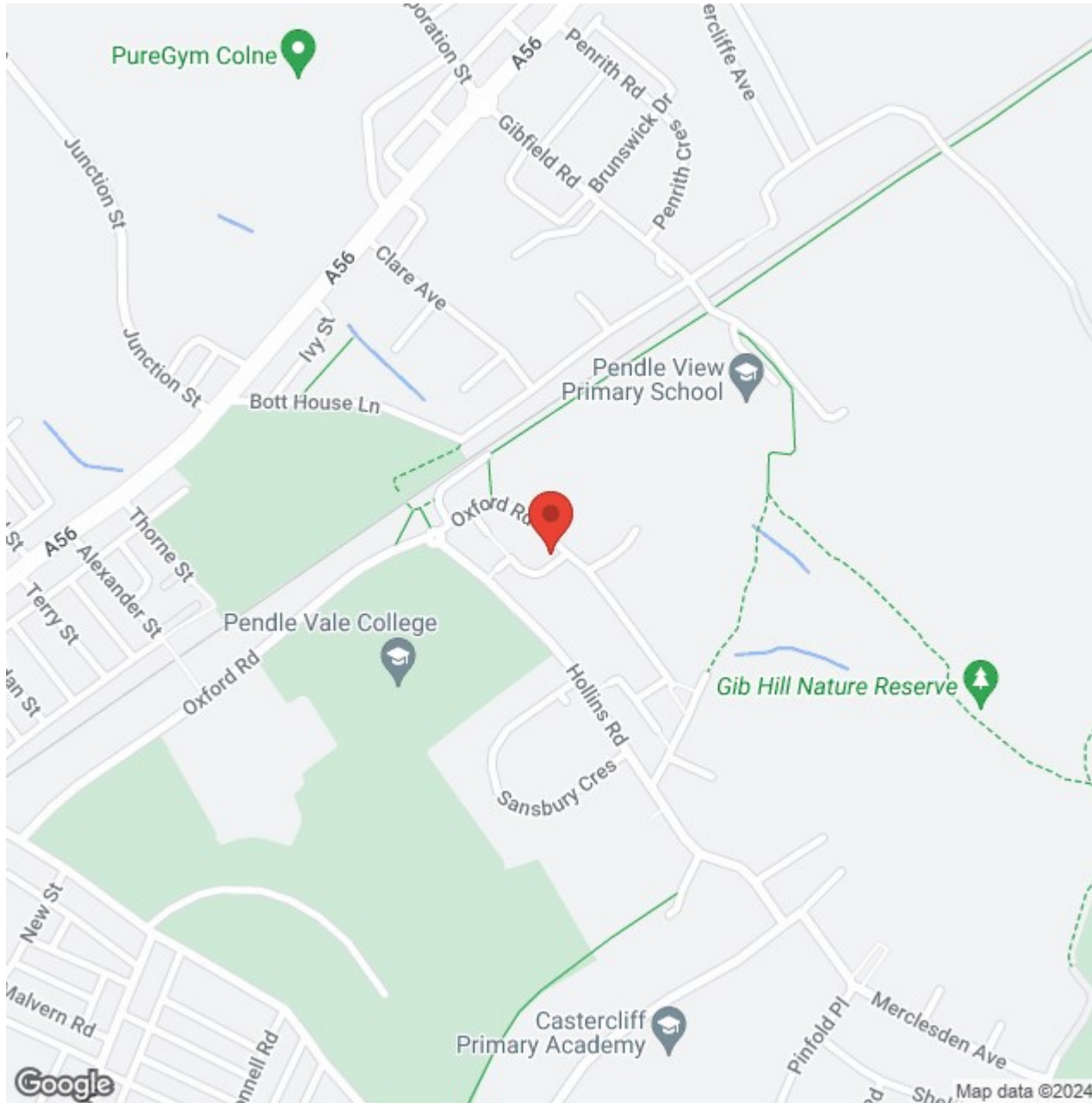
A two bedroomed dwelling situated in the popular town of Nelson, having local amenities, transport links, primary and secondary schools close by. The M65 motorway is a short drive away giving easy access to the neighbouring towns / cities. Briefly comprising of: an entrance porch, entrance hallway, kitchen and living room with access out to the rear elevation. On the first floor you will find two well proportioned bedrooms and a three piece bathroom suite. Externally to the front elevation is a gated garden. To the rear elevation is an enclosed garden. Council Tax Band 'A'. Freehold. **Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

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Lancashire

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GROUND FLOOR

Having a uPVC double glazed front door leading into:

ENTRANCE PORCH 3'6" x 9'1" (1.09m x 2.77m)

Having wood effect flooring, a uPVC double glazed window to the front elevation and access through to:

ENTRANCE HALL

With wood effect flooring, 1x radiator and a staircase leading to the first floor / landing.

KITCHEN 6'9" x 7'3" (2.06m x 2.23m)

Having fitted wall and base units in grey, contrasting white work surfaces over, plumbing for a washing machine, inset sink with a mixer tap, access to the

boiler, inbuilt wine rack, integrated dishwasher, electric oven, 4-ring hob, air extraction hood over and a uPVC double glazed window to the front elevation.

LIVING ROOM 13'1" x 14'6" (3.99m x 4.42m)

A family sized room having wood effect flooring, 1x radiator, television point, under stairs storage cupboard, a uPVC double glazed window to the rear elevation and a uPVC double glazed door leading out to the rear garden.

FIRST FLOOR / LANDING

Having access to the loft hatch.

BEDROOM ONE 13'1" x 9'1" (3.99m x 2.79m)

A room of double proportions having 1x radiator, inbuilt storage cupboard and a large uPVC double glazed window to the rear elevation.

BEDROOM TWO 6'8" x 10'7" (2.05m x 3.23m)

A well proportioned room having 1x radiator, fitted wardrobe and a uPVC double glazed window to the front elevation.

BATHROOM

A 3-piece suite comprising of: a panelled bath with rainfall shower head over, vanity sink with a mixer tap, push button w.c., tiled flooring, fully tiled walls, airing cupboard and a uPVC frosted double glazed window to the front elevation.

EXTERNALLY

Externally to the front elevation is a gated garden with mature lawn and space for a storage shed. To the rear elevation is an enclosed garden with mature lawn, trees and shrubs.

PUBLISHING

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PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



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OUTSIDE

Externally to the front elevation is a gated garden with mature lawn and space for a storage shed. To the rear elevation is an enclosed garden with mature lawn, trees and shrubs.







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