





Hilton &  
Horsfall

BB9 0JH

## Brunswick Street, Nelson

### Offers In The Region Of £84,950

A two bedroomed end terrace dwelling situated in the ever so popular town of Nelson. Having local amenities, transport links, primary and secondary schools close by. Briefly comprising of: an entrance vestibule, a bay fronted living, spacious dining kitchen with access out to the rear and an inner hall with a staircase leading to the first floor. On the first floor you will find two double bedrooms, a three piece shower room and a further well proportioned attic room. Externally to the front elevation is a forecourt. To the rear elevation is a well kept enclosed yard. Council Tax Band 'A'. Leasehold. Early viewing is advised.





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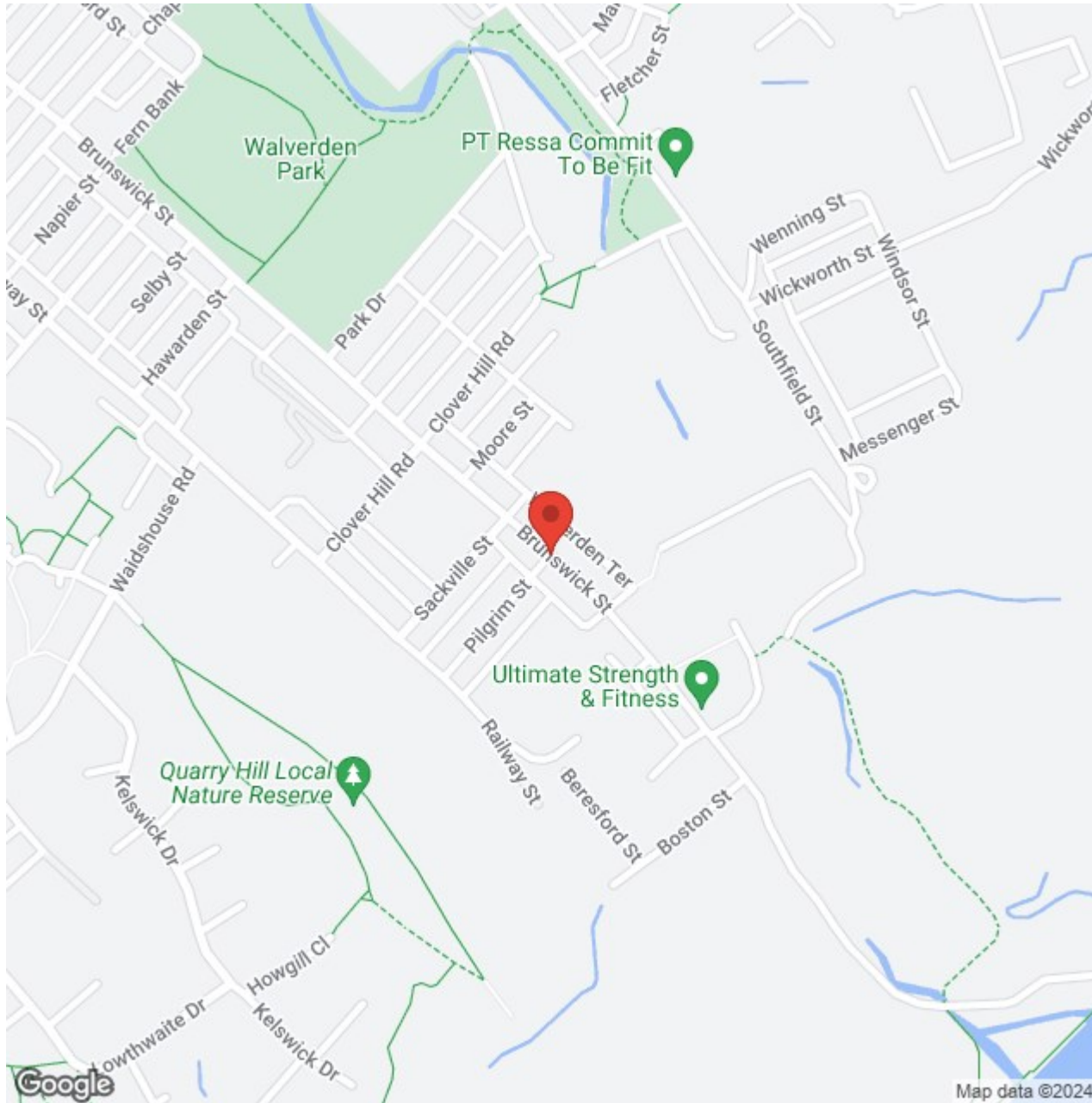


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## Lancashire

A two bedroomed end terrace dwelling situated in the ever so popular town of Nelson. Having local amenities, transport links, primary and secondary schools close by. Briefly comprising of: an entrance vestibule, a bay fronted living, spacious dining kitchen with access out to the rear and an inner hall with a staircase leading to the first floor. On the first floor you will find two double bedrooms, a three piece shower room and a further well proportioned attic room. Externally to the front elevation is a forecourt. To the rear elevation is a well kept enclosed yard. Council Tax Band 'A'. Leasehold. Early viewing is advised.

### GROUND FLOOR

With a solid wood front door leading into:

#### ENTRANCE VESTIBULE

With access into:

#### LIVING ROOM 11'1" x 12'8" (3.385m x 3.883m)

A comfortable sized room having a double glazed bay fronted window, 1x radiator, electric wall fire, telephone point and a television point.

#### INNER HALLWAY

With a frosted double glazed window to the side elevation and a staircase leading to the first floor / landing.

#### DINING KITCHEN 17'4" x 12'1" (5.288m x 3.700)

Having fitted wall and base units, contrasting work surfaces over, space for a free standing fridge / freezer, plumbing for a washing machine, space for a tumble dryer, tiled splash backs, frosted double glazed window to the rear elevation,

double glazed patio door leading out to the rear elevation, under stairs storage, space for a table / chairs, 1x radiator, inset sink with a mixer tap and access to the boiler.

### FIRST FLOOR / LANDING

With 1x radiator and a staircase leading to the attic room.

#### BEDROOM ONE 11'6" x 9'4" (3.521m x 2.846m)

A room of double proportions having a double glazed window to the rear elevation, space for a wardrobe / drawers and 1x radiator,

#### BEDROOM TWO 9'5" x 11'3" (2.880m x 3.449m)

Another room of double proportion having a double glazed window to the front elevation, space for a wardrobe / drawers and 1x radiator.

#### SHOWER ROOM

A 3-piece suite comprising of: a low level w.c, pedestal sink with a mixer tap, walk-in shower, 1x radiator, tiled walls and a frosted glass uPVC double glazed window to the side elevation.

### SECOND FLOOR

#### ATTIC ROOM 12'4" x 17'3" (3.769m x 5.259m)

A great space for storage.

#### EXTERNALLY

Externally to the front elevation is a forecourt. To the rear elevation is a well kept enclosed yard.

#### PUBLISHING

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## OUTSIDE

Externally to the front elevation is a forecourt. To the rear elevation is a well kept enclosed yard.











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