



Hilton &
Horsfall

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**FOR
SALE**

Hilton &
Horsfall

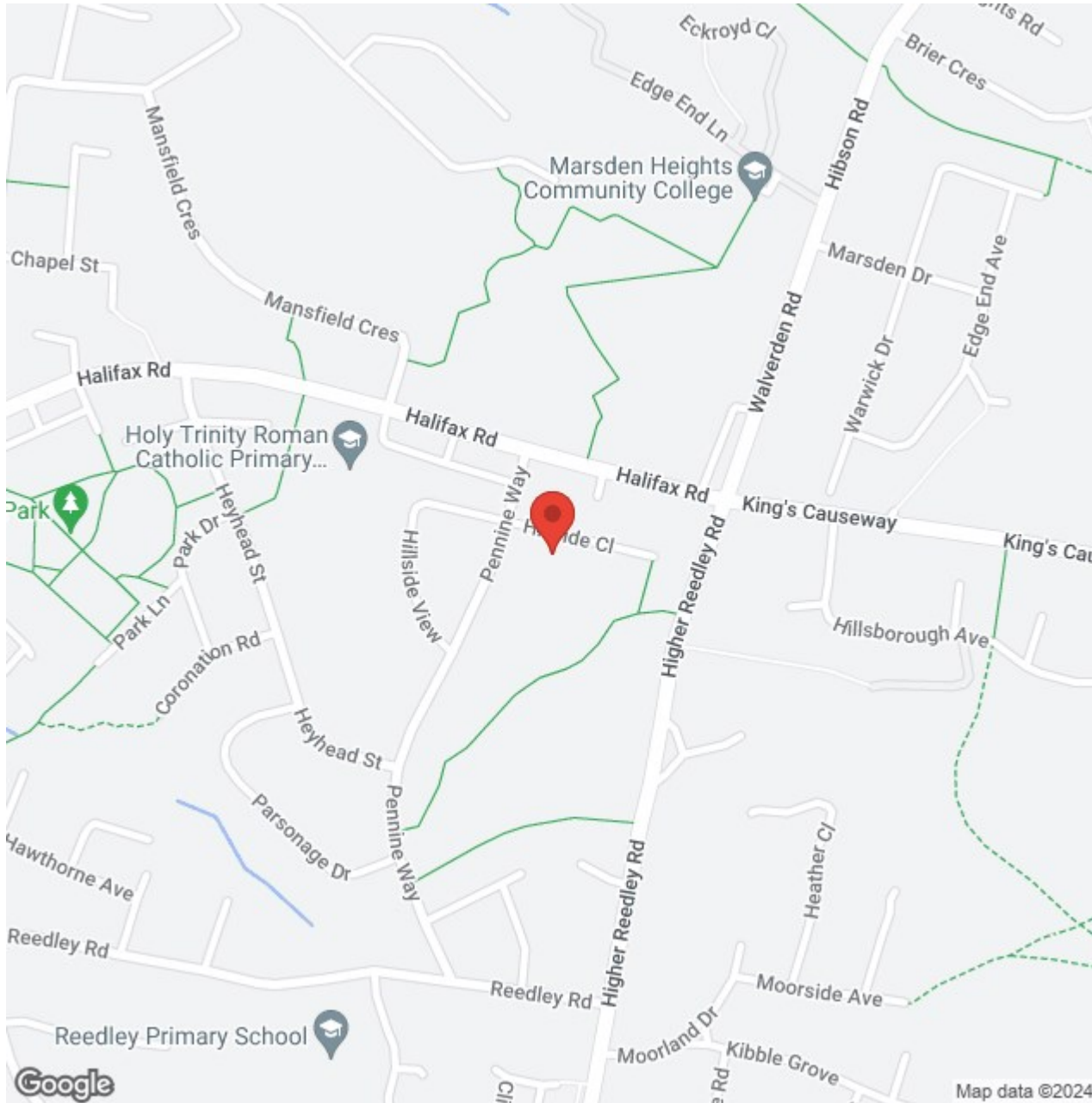
BB9 5DS

Hillside Close, Nelson

Offers In The Region Of £154,950

A two bedroomed semi-detached dwelling situated on a sought after estate, located in the popular town of Brierfield. In need of renovation, this is a great project. Briefly comprising of: an entrance hall, spacious living room, kitchen, dining room with access out to the rear elevation, inner hallway with a staircase leading to the first floor / landing, utility room / ground floor w.c and a double bedroom. To the first floor you will find a further double bedroom and a three piece bathroom with walk in storage (potential for extending). Externally to the front elevation is a driveway, front lawn and access to the detached garage. To the rear elevation is a large south facing garden. Council Tax Band 'C'. Leasehold. Early viewing is advised. NO CHAIN.







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Lancashire

A two bedroomed semi-detached dwelling situated on a sought after estate, located in the popular town of Brierfield. In need of renovation, this is a great project. Briefly comprising of: an entrance hall, spacious living room, kitchen, dining room with access out to the rear elevation, inner hallway with a staircase leading to the first floor / landing, utility room / ground floor w.c and a double bedroom. To the first floor you will find a further double bedroom and a three piece bathroom with walk in storage (potential for extending). Externally to the front elevation is a driveway, front lawn and access to the detached garage. To the rear elevation is a large south facing garden. Council Tax Band 'C'. Leasehold. Early viewing is advised. NO CHAIN.

GROUND FLOOR

Having a uPVC double glazed door leading into:

ENTRANCE HALL

Having 1x radiator and access through to:

LIVING ROOM 17'11" x 11'7" (5.478m x 3.545m)

A spacious room having a large uPVC double glazed window to the front elevation, television point and a gas fire set within a feature fireplace. With access through to:

KITCHEN 8'1" x 12'5" (2.470m x 3.802m)

Having wood effect flooring, fitted wall and base units, tiled splash backs, inset sink, space for a fridge / freezer, space for an electric oven, 1x radiator, a large uPVC double glazed window to the front elevation and a uPVC double glazed to the side elevation.

DINING ROOM 10'2" x 8'6" (3.120m x 2.607m)

Located off the living room, having 1x radiator and a uPVC double glazed sliding patio door leading out to the rear south facing garden.

INNER HALL

Having a staircase leading to the first floor / landing and an inbuilt storage cupboard.

BEDROOM ONE 10'3" x 11'5" (3.138m x 3.499m)

A room of double proportions, located on the ground floor.

Having 1x radiator and a large uPVC double glazed window to the rear elevation.

UTILITY ROOM / GROUND FLOOR W.C 8'9" x 5'2" (2.685m x 1.599m)

Having fitted wall and base units, inset sink, plumbing for a washing machine, low level w.c, 1x radiator, a frosted uPVC double glazed window and door to the side elevation.

FIRST FLOOR / LANDING

Having a spacious inbuilt storage cupboard and access through to:

BEDROOM TWO 11'7" x 12'5" (3.546m x 3.799m)

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

BATHROOM

A 3-piece suite comprising of: a panelled bath with electric Mira shower head over, low level w.c, pedestal sink, access to the loft hatch, 1x radiator, a walk in storage cupboard and a frosted double glazed window to the side elevation.

WALK IN STORAGE CUPBOARD 20'4" x 6'4" (6.218m x 1.950m)

Located in the bathroom, a large space with potential for extending. Having access to the combination boiler.

DETACHED GARAGE

With an up and over door and space for storage.

EXTERNALLY

Externally to the front elevation is a driveway, front lawn and access to the detached garage. To the rear elevation is a large south facing garden having a mature lawn, trees and shrubs.

PUBLISHING

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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 driveway, front lawn and access to the detached garage. To the rear elevation is a large south facing garden having a mature lawn, trees and shrubs.







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