



Hilton &
Horsfall

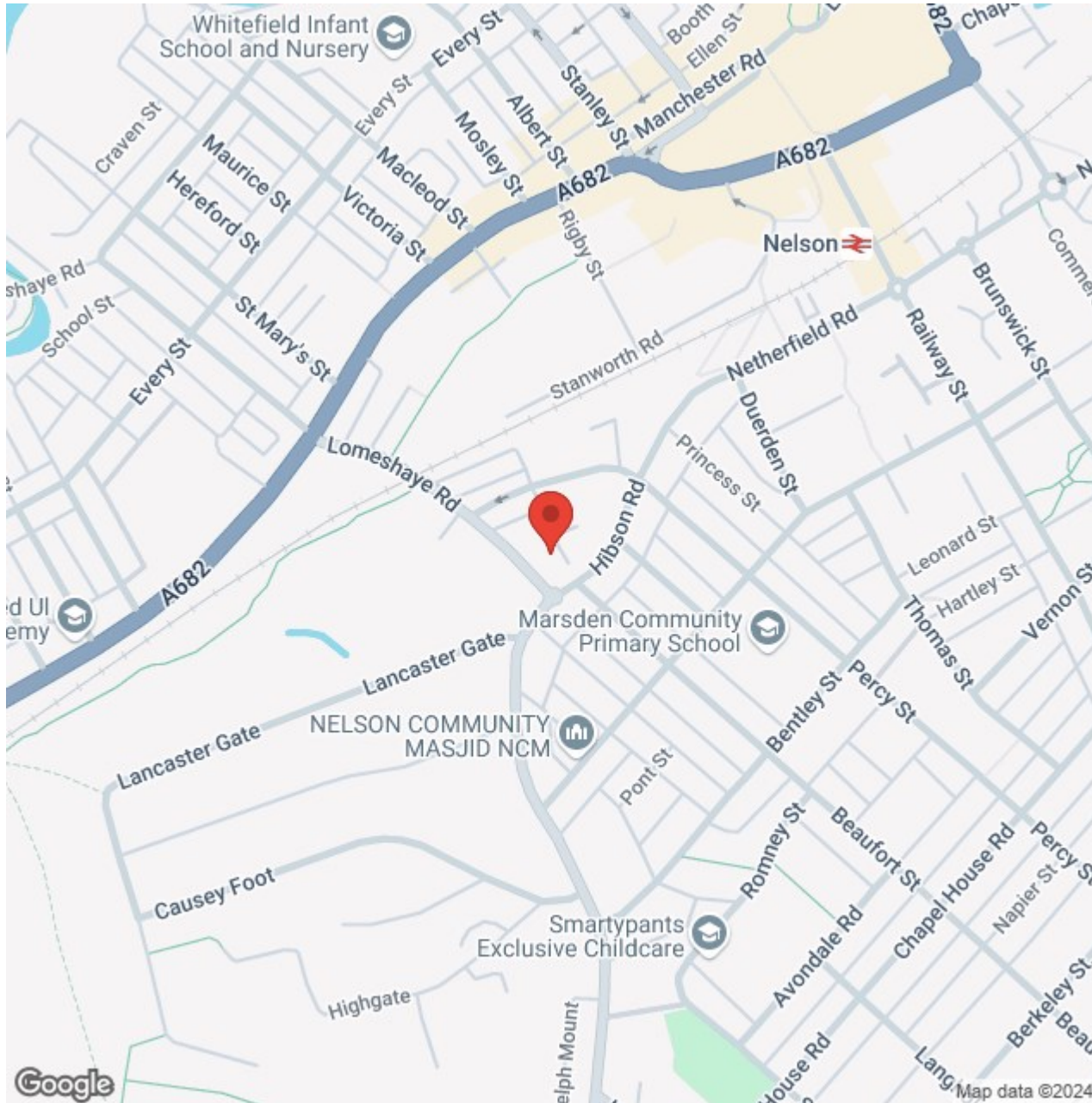
BB9 0AN

Barleyfield, Nelson

Offers In The Region Of £85,000

A two bedroomed end terrace dwelling located in the popular town of Nelson, having far reaching views towards Pendle Hill. Having local amenities, transport links, primary and secondary schools close by. Affording noteworthy features and briefly comprising of: an entrance vestibule, spacious living room, inner hall with a staircase leading to the first floor / landing and a fitted dining kitchen with access out to the rear garden. To the first floor is a spacious landing which could be utilised as a home office area, two double bedrooms and a modern shower room. Externally to the front elevation is an enclosed small garden with a mature lawn / trees and shrubs. To the rear elevation is an enclosed garden having a patio seating area, space for a storage shed, trees and shrubs. Council Tax Band 'B'. Freehold.







Lancashire

A two bedroomed end terrace dwelling located in the popular town of Nelson, having far reaching views towards Pendle Hill. Having local amenities, transport links, primary and secondary schools close by. Affording noteworthy features and briefly comprising of: an entrance vestibule, spacious living room, inner hall with a staircase leading to the first floor / landing and a fitted dining kitchen with access out to the rear garden. To the first floor is a spacious landing which could be utilised as a home office area, two double bedrooms and a modern shower room. Externally to the front elevation is an enclosed small garden with a mature lawn / trees and shrubs. To the rear elevation is an enclosed garden having a patio seating area, space for a storage shed, trees and shrubs. Council Tax Band 'B'. Freehold.

GROUND FLOOR

With a solid wood door leading into:

ENTRANCE VESTIBULE

Having access through to:

LIVING ROOM 15'1" x 12'10" (4.603m x 3.936m)

A spacious room having an under stairs storage cupboard, electric fire set within a feature stone fireplace, 1x radiator, beams, television point, telephone point, feature arch shelving, a uPVC double glazed window to the front elevation offering far reaching views to Pendle Hill and a sliding door leading through to:

INNER HALL

Having a staircase leading to the first floor / landing and access through to:

DINING KITCHEN 12'10" x 8'5" (3.936m x 2.582m)

A contemporary dining kitchen offering fitted wall and base units in grey, contrasting work surfaces over, grey tiled splash backs, wood effect flooring, under counter lighting, space for under counter fridge / freezer, 1x radiator, a uPVC double glazed window to the front elevation, 2x uPVC double glazed windows to the rear elevation, wood door leading out to the rear elevation, space for a dining table /

chairs, 1x large chrome radiator, plumbing for a washing machine, inset sink with a mixer tap, Lamona 4-ring electric hob and a Lamona integrated oven.

FIRST FLOOR / LANDING

A spacious landing area which could be utilised as a home office area. Having 1x radiator, beams and a uPVC double glazed window to the front elevation offering far reaching views to Pendle Hill.

BEDROOM ONE 10'6" x 15'3" (3.224m x 4.667m)

A room of double proportions having 1x radiator, beams, space for a wardrobe / drawers and a uPVC double glazed window to the front elevation offering far reaching views to the front elevation.

BEDROOM TWO 12'7" x 9'0" (3.857m x 2.745m)

Another room of double proportions having 1x uPVC double glazed window to the side elevation, 1x radiator, access to the loft hatch and overhead storage.

INNER HALL

Having access to the boiler and a uPVC double glazed window to the rear elevation. With access through to:

SHOWER ROOM

A modern 3-piece suite comprising of: a walk-in shower with rainfall head, pedestal sink, push button w.c, 1x chrome radiator, spot lights wood effect flooring, shaving point, tiled walls and a frosted uPVC double glazed window to the rear elevation.

EXTERNALLY

Externally to the front elevation is an enclosed small garden with a mature trees and shrubs. To the rear elevation is an enclosed garden having a patio seating area, space for a storage shed, trees and shrubs. There is also access to parking.

PUBLISHING

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OUTSIDE

Externally to the front elevation is an enclosed small garden with a mature lawn / trees and shrubs. To the rear elevation is an enclosed garden having a patio seating area, space for a storage shed, trees and shrubs.







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