



Hilton &
Horsfall

BB9 OXF

The Warings, Nelson

Offers In The Region Of £179,950

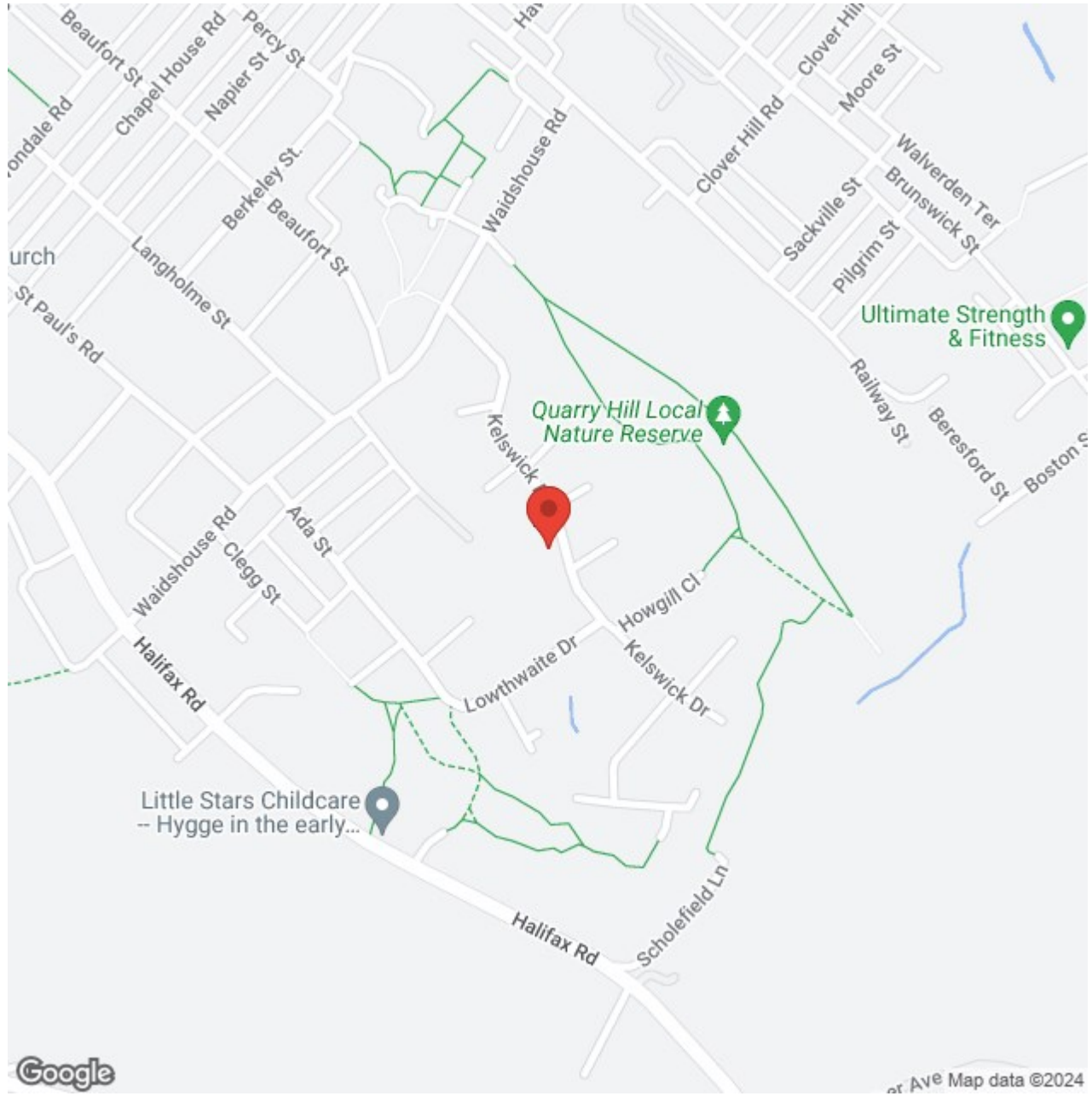
A brilliant opportunity to acquire this beautifully presented THREE bedroomed semi detached bungalow located in a highly sought after area of Nelson. Situated conveniently close by to local amenities, transport links and schools. The property affords many noteworthy features throughout and briefly comprises of: family sized living room, kitchen, bright and airy conservatory, three well proportioned bedrooms and a modern three piece bathroom suite. Externally to the front elevation there is a laid lawn and paved driveway and a detached garage providing ample space for off road parking. To the rear elevation you will find a two tiered split level garden with a laid lawn, shed, mature trees and shrubs and a flagged patio area. Early viewing is advised. Council Tax Band B. FREEHOLD.

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Lancashire

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GROUND FLOOR

On the ground floor you will find:

LIVING ROOM 14'2" x 13'6" (4.321m x 4.139m)

A family sized living room having wood flooring, space for settees, television point, 1x central heating radiator, log burning stove and composite patio doors leading through to the conservatory

CONSERVATORY

Having wood effect flooring, composite windows to the rear elevation and a composite door leading out to the rear garden.

KITCHEN 14'5" x 7'10" (4.400m x 2.410m)

Offering a range of fitted wall and base units with contrasting work surfaces, wood effect flooring, space for an American style fridge / freezer, inset sink, plumbing for a washing machine, 4 ring gas hob, integrated oven / grill, tiled splash back, integrated 60 / 40 fridge / freezer, tiled splash back, access to the combi boiler, composite door to the side elevation and uPVC double glazed window to the rear elevation.

BEDROOM ONE 10'0" x 7'10" (3.070m x 2.408m)

A bedroom of double proportions with ceiling coving, space for drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM TWO 11'4" x 9'7" (3.477m x 2.935m)

Another bedroom of double proportions with ceiling coving, space for wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM THREE 10'0" x 7'10" (3.068m x 2.413m)

A well proportioned bedroom with wood effect flooring, ceiling coving, space for wardrobes and drawers, loft hatch with retractable ladder, 1x central heating radiator, door leading through to the kitchen and uPVC double glazed window to the side elevation.

BATHROOM

A modern three piece bathroom suite comprising of: wood effect flooring, sink in vanity unit, push button w.c, panelled bathtub with chrome mixer tap and shower head over, LED touch sensor mirror, heated chrome towel rack and recessed LED spotlights.

EXTERNALLY

Externally to the front elevation there is a laid lawn and paved driveway providing ample space for off road parking. To the rear elevation you will find a two tiered split level garden with a laid lawn, shed, mature trees and shrubs, space for garden furniture and a flagged patio area.

DETACHED GARAGE

Ideal for storage and off road parking purposes, with full electrics and lighting.

PROPERTY DETAILS

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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ADDITIONAL INFORMATION



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OUTSIDE

Externally to the front elevation there is a laid lawn and paved driveway providing ample space for off road parking. To the rear elevation you will find a two tiered split level garden with a laid lawn, shed, mature trees and shrubs, space for garden furniture and a flagged patio area.





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