



Hilton &
Horsfall

BB9 9LJ

Linkside Avenue, Nelson

Offers In The Region Of £259,950

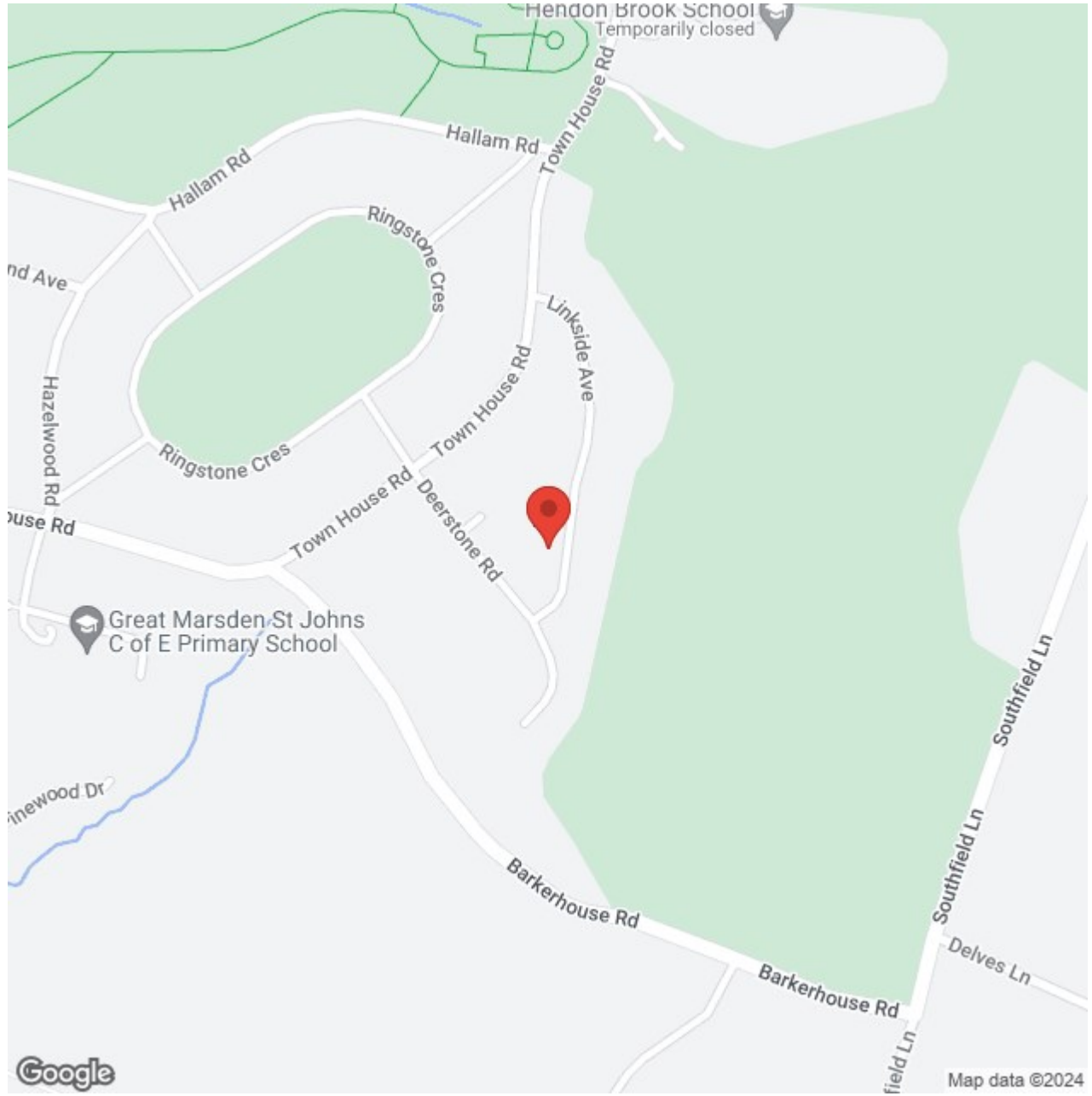
A brilliant opportunity has arisen to acquire this beautifully presented spacious THREE bedroomed link detached dwelling located in a highly desirable area of Nelson. Situated conveniently close by to local amenities, transport links and good schools. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities. This property affords many noteworthy features throughout and briefly comprises of: a welcoming entrance porch, family sized living room open to the bright and airy dining room, an additional sitting room / study area, utility room, useful ground floor w.c and a recently renovated fitted breakfast kitchen. To the first floor / landing you will find three well proportioned bedrooms and a contemporary three piece bathroom suite. Externally to the front elevation you will find an extensive paved driveway offering ample space for off road parking, and mature trees / shrubs. To the rear elevation is a two tiered split level garden with a lawned area and flagged patio, summerhouse and storage shed. With stunning open aspect views towards the countryside. Perfect for use during the Spring / Summer months. Early viewing is highly advised to avoid disappointment. FREEHOLD. Council Tax Band D.

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Lancashire

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ENTRANCE

A welcoming entrance porch leading through to:

LIVING ROOM 15'7" x 17'8" (4.77m x 5.39m)

A family sized living room being open plan to the dining area having a balustrade staircase leading to the first floor / landing, ceiling coving, space for settees, wall feature fireplace with gas fire set within, television point, 1x central heating radiator and uPVC double glazed window to the front elevation.

DINING AREA 10'4" x 8'11" (3.15m x 2.73m)

A bright and airy dining room having space for table and chairs, ceiling coving, 1x central heating radiator and uPVC patio doors leading out to the rear garden offering stunning open aspect views towards Pendle Hill.

SITTING ROOM / STUDY 10'4" x 8'5" (3.17m x 2.59m)

An additional sitting room having ceiling coving, space for settees, integrated book case and uPVC double glazed panelled window to the front elevation.

BREAKFAST KITCHEN / SITTING ROOM 18'11" x 16'5" (5.79m x 5.02m)

A recently renovated stunning breakfast kitchen offering a range of fitted wall and base units with contrasting worktops, inset sink with chrome mixer tap, wood effect flooring, Lamona electric oven / grill., Lamona 4 ring induction hob with chrome extractor hood above, integrated fridge / freezer, integrated dishwasher, space for settees, 2x central heating radiators, 3x velux windows and uPVC patio doors leading out to the rear garden with stunning views towards the countryside / Pendle Hill.

UTILITY ROOM 8'4" x 4'9" (2.56m x 1.45m)

Having plumbing for a washing machine, space for a tumble dryer, wood flooring and fitted shelving units.

WC 4'11" x 2'6" (1.52m x 0.78m)

A useful ground floor w.c comprising of: fully tiled flooring and walls, push button w.c, wall mounted sink with chrome mixer tap and an air extraction fan.

FIRST FLOOR / LANDING

With ceiling coving, loft hatch, door to storage cupboard and uPVC double glazed window to the side elevation.

BEDROOM ONE 14'9" x 10'3" (4.52m x 3.13)

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

BEDROOM TWO 10'8" x 10'2" (3.27m x 3.12m)

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

BEDROOM THREE / OFFICE ROOM 10'8" x 7'1" (3.26m x 2.18m)

A well proportioned room currently utilised as a home office with space for a desk and chairs, ceiling coving, 1x central heating radiator and uPVC double glazed window to the front elevation.

BATHROOM 7'0" x 5'4" (2.15m x 1.65m)

A contemporary three piece bathroom suite comprising of: fully tiled flooring and walls, sink in vanity unit with chrome mixer tap, panelled bathtub with chrome mixer tap, shower over and glass shower screen, push button w.c, heated chrome towel rack and uPVC double glazed frosted window to the rear elevation.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/linkside-avenue>

EXTERNALLY

Externally to the front elevation there is an extensive paved driveway offering ample space for off road parking and lawned area with mature trees / shrubs. To the rear elevation you will find two tiered split level garden having a flagged patio balcony area with space for garden furniture, laid lawn with mature trees / shrubs and flowerbeds, storage shed and a summerhouse which has full electrics. Offering stunning open aspect views towards the countryside and Pendle Hill. Perfect for use during the Spring / Summer months.

PUBLISHING

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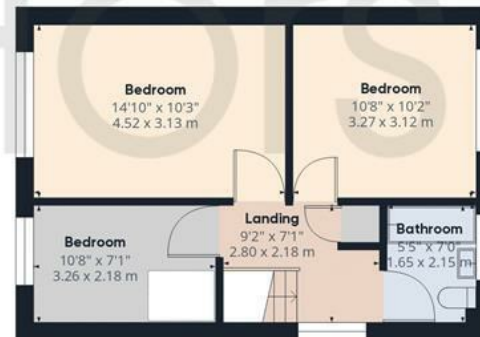
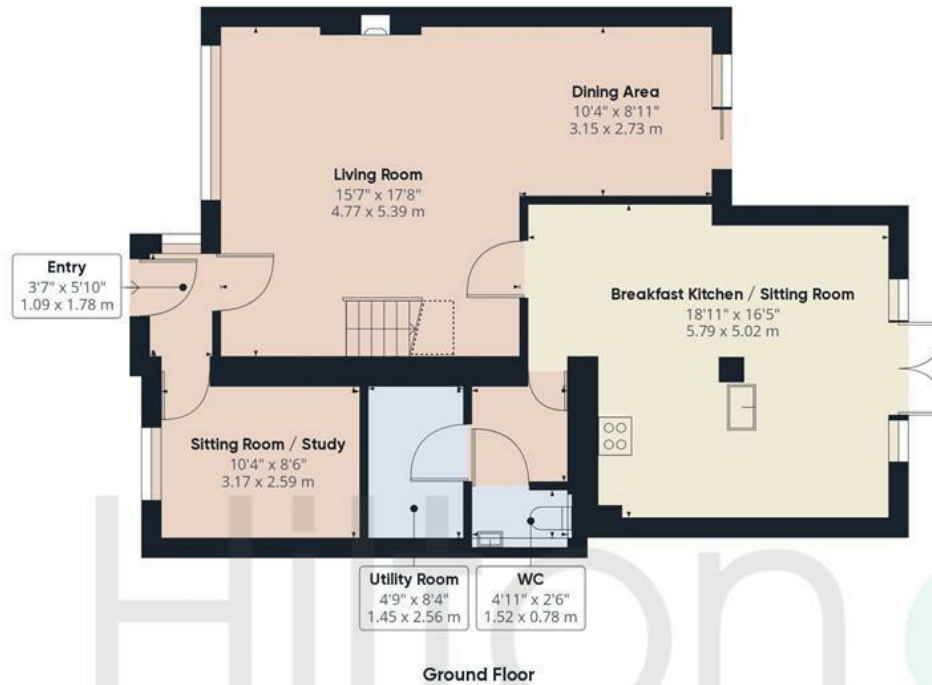
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OUTSIDE

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Approximate total area⁽¹⁾

1276.42 ft²

118.58 m²

Reduced headroom

15.97 ft²

1.48 m²

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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