



Hilton &
Horsfall

BB9 ONU

Fern Close, Nelson

Offers In The Region Of £189,950

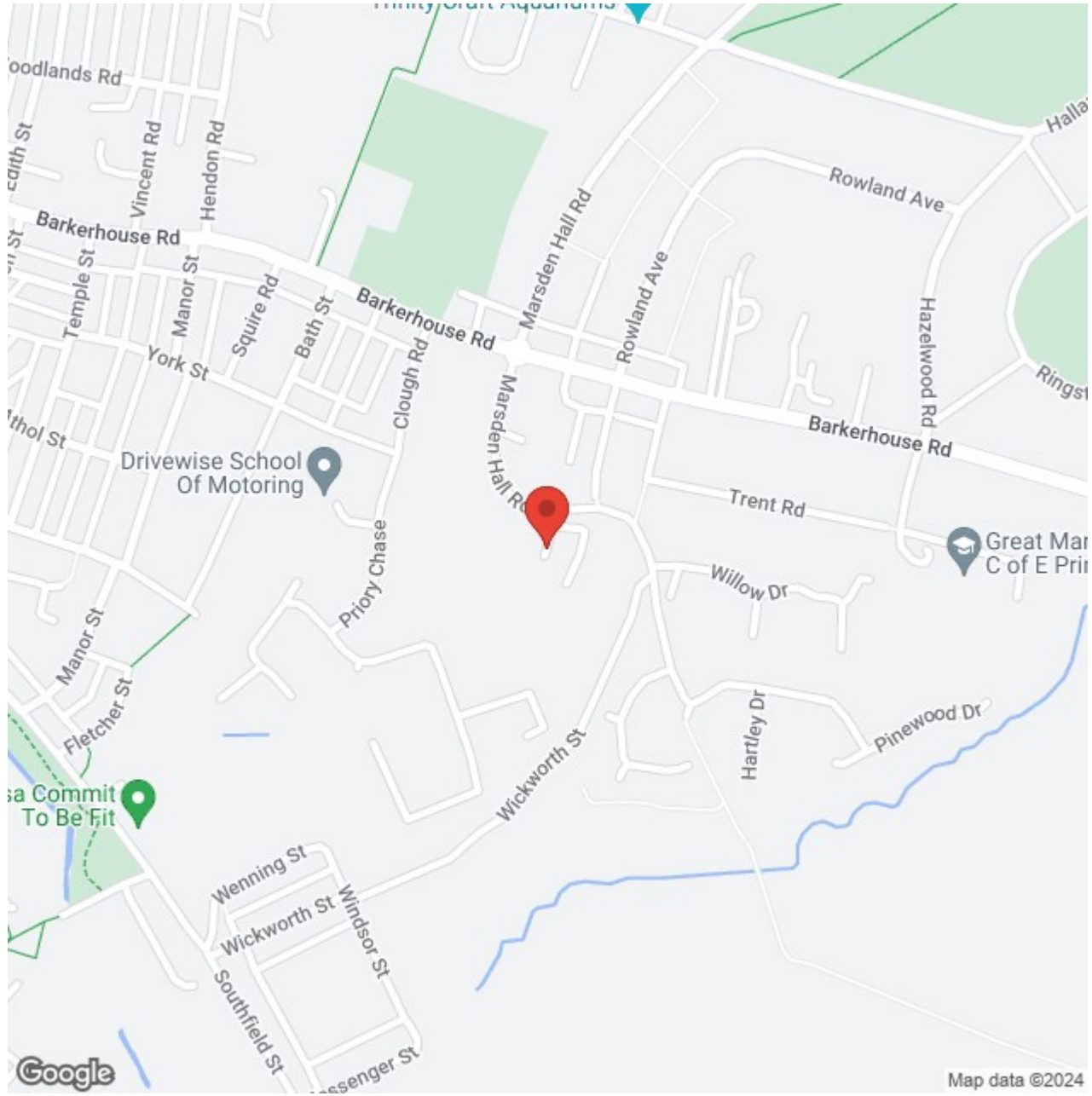
Situated at on Fern Close, Nelson, this two-storey residence is framed by a calm neighbourhood and numerous amenities. The ground floor is well-designed with a well-equipped kitchen inclusive of inbuilt appliances, two comfortable rooms best utilized as living and dining spaces, and a convenient wc. As you head upstairs, the first floor introduces you to three generously proportioned rooms that can be tailored to your needs, supported by two bathrooms one fitted with a shower and the other a bath with shower over. Surrounding the property are essential facilities to cater to diverse needs including the "Pendle Community Hospital", an ideal place for health care, the "Pendle Vale College" which is perfect for families with schooling needs, the "Shooters Arms" for nightlife enthusiasts, and the "Pendle Wavelengths" swimming pool as a leisure spot. This property offers a blend of comfort and convenience, promising a homely environment with easy access to a variety of local attractions.

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Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

With a uPVC front door, a uPVC window to the side elevation, a radiator, a staircase leading to the first floor and access to all ground floor rooms.

GROUND FLOOR W.C.

Having a low level push button w.c. and a wall mounted hand wash basin.

LIVING ROOM 17'10" x 10'3" (5.45m x 3.14m)

A family sized room with a box bay window to the front elevation, 2 x wall lights, a radiator and access through to the dining room via internal double doors.

DINING ROOM 11'9" x 7'7" (3.60m x 2.32m)

Another good sized room with access through to the kitchen and uPVC french doors opening out to the rear garden. Also having a radiator.

KITCHEN 11'10" x 8'6" (3.61m x 2.60m)

With a range of fitted base and wall units, inset stainless steel sink and mixer tap, inbuilt electric oven and hob with air extraction hood over, tiled splash backs, radiator and a uPVC window to the rear elevation.

FIRST FLOOR / LANDING

With access to the attic via a loft hatch.

BEDROOM ONE 10'8" x 9'8" (3.26m x 2.97m)

A room of double proportions with a uPVC window to the front, a radiator and access through to:

EN-SUITE 4'7" x 5'5" (1.41m x 1.66m)

Having a 3-piece suite comprising of a low level push button w.c, a pedestal sink and a corner shower cubicle. Also having a chrome heated towel radiator.

BEDROOM TWO 10'11" x 8'5" (3.34m x 2.58m)

With a radiator and a uPVC window to the rear elevation.

BEDROOM THREE 9'10" x 7'4" (3.00m x 2.26m)

Another well proportioned room with a radiator and a uPVC window to the rear elevation.

BATHROOM 7'8" x 6'5" (2.35m x 1.96m)

With a 3-piece suite comprising of a paneled bath with a glass shower screen and shower over, a pedestal sink and a low level push button w.c. Also having a frosted glass uPVC window to the front elevation.

EXTERNALLY

To the front of the property is a block paved driveway providing off road parking for two vehicles. To the rear is a lawned garden.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/fern-close>

PUBLISHING

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PROPERTY DETAIL

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.



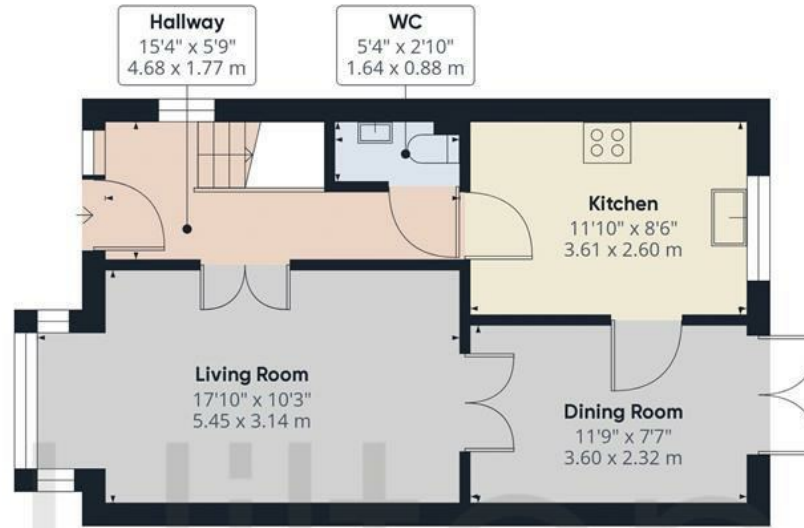
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OUTSIDE

To the front of the property is a block paved driveway providing off road parking for two vehicles. To the rear is a lawned garden.





Ground Floor



En-suite
4'7" x 5'5"
1.41 x 1.66 m

Floor 1

Approximate total area⁽¹⁾
854.91 ft²
79.42 m²

(1) Excluding balconies and terraces

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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