



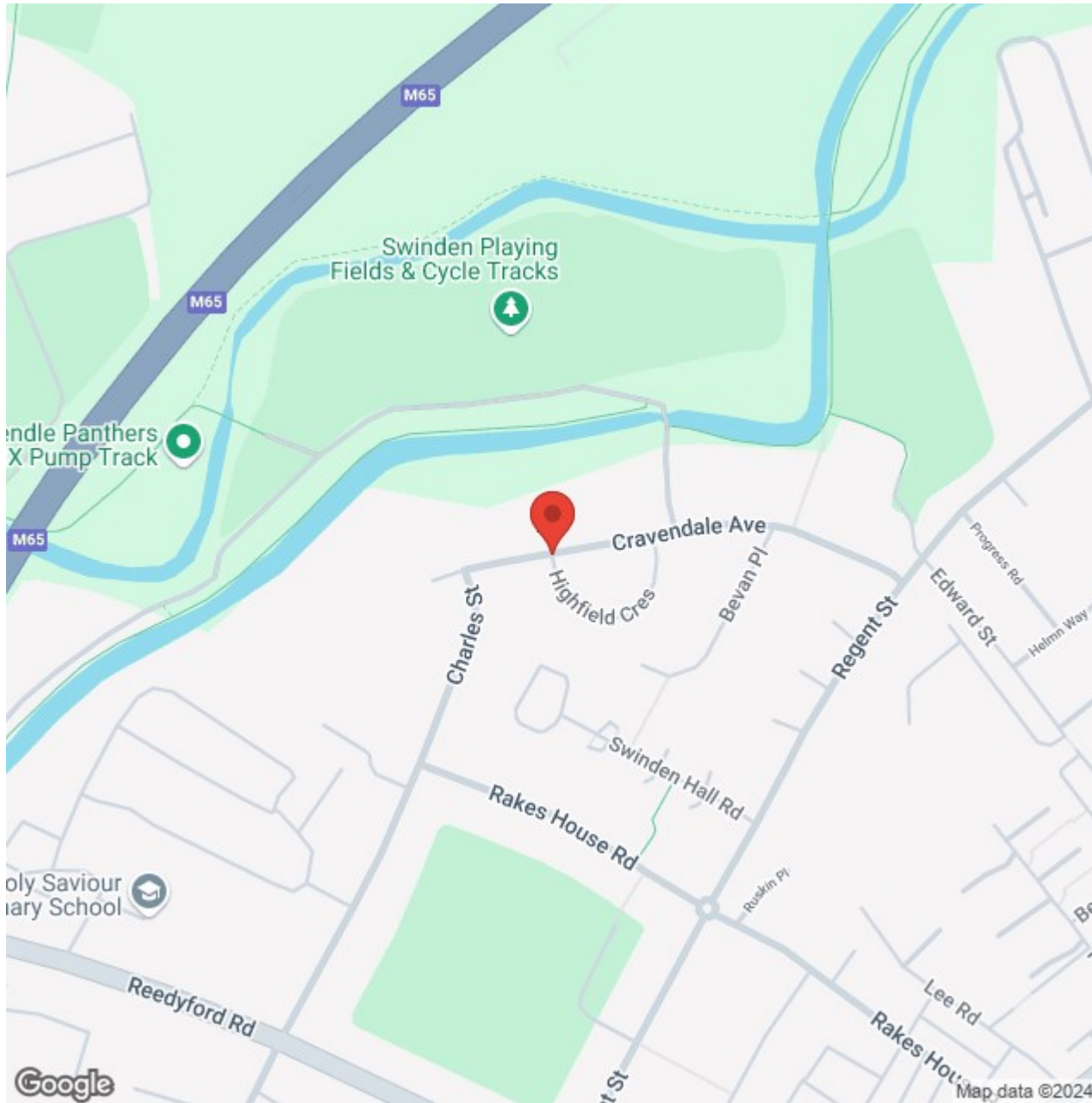
Hilton &
Horsfall

BB9 8SJ

Cravendale Avenue, Nelson Offers In The Region Of £159,950

A fantastic opportunity to acquire this THREE bedroomed dwelling located in a popular 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 such as: Burnley, Blackburn & Manchester. This property has many noteworthy features throughout and briefly comprises of: a family sized living room, fitted kitchen, three well proportioned bedrooms and a beautifully presented three piece bathroom suite. Externally to the front elevation there is a laid lawn with mature shrubs and a paved driveway offering off road parking. To the rear elevation there is a large laid lawn with a flagged patio area having space for garden furniture. Perfect for use during the Spring / Summer months. Early viewing is highly advised to avoid disappointment. Council Tax Band A.







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Lancashire

A fantastic opportunity to acquire this THREE bedroomed dwelling located in a popular 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 such as Burnley, Blackburn & Manchester. This property has many noteworthy features throughout and briefly comprises of: a family sized living room, fitted kitchen, three well proportioned bedrooms and a beautifully presented three piece bathroom suite. Externally to the front elevation there is a laid lawn with mature shrubs and a paved driveway offering off road parking. To the rear elevation there is a large laid lawn with a flagged patio area having space for garden furniture. Perfect for use during the Spring / Summer months. Early viewing is highly advised to avoid disappointment. Council Tax Band A.

GROUND FLOOR

On the ground floor you will find:

LIVING ROOM 23'1" x 11'10" (7.059m x 3.619m)

A family sized living room with wood effect flooring, space for settees, 2x central heating radiators, space for table and chairs, television point and uPVC patio doors to the rear garden.

KITCHEN 11'4" x 8'7" (3.468m x 2.628m)

Offering a range of fitted wall and base units with contrasting worktops, tiled flooring and splash back, inset sink with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer, Indesit oven / grill, 4 ring gas hob with chrome extractor hood above, integrated fridge, space for under counter fridge / freezer, 1x central heating radiator, door to airing cupboard, door to rear garden and uPVC double glazed window to the side elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE

BEDROOM TWO 11'4" x 8'2" (3.462m x 2.504m)

A bedroom of double proportions with wood effect flooring, television point, space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM THREE 9'11" x 8'3" (3.029m x 2.535m)

A well proportioned bedroom with wood effect flooring, 1x central heating radiator and uPVC double glazed window to the front elevation.

BATHROOM

A beautifully presented three piece bathroom suite comprising of: mosaic print flooring, panelled bath tub with chrome mixer tap, shower attachment over and glass shower screen, tiled walls, pedestal sink with chrome mixer tap, push button w.c, heated chrome towel rack and uPVC frosted double glazed window to the rear elevation.

EXTERNALLY

Externally to the front elevation there is a laid lawn with mature shrubs and a paved driveway offering off road parking. To the rear elevation there is a large laid lawn with a flagged patio area having space for garden furniture. Perfect for use during the Spring / Summer months.

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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OUTSIDE

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