



Hilton &
Horsfall

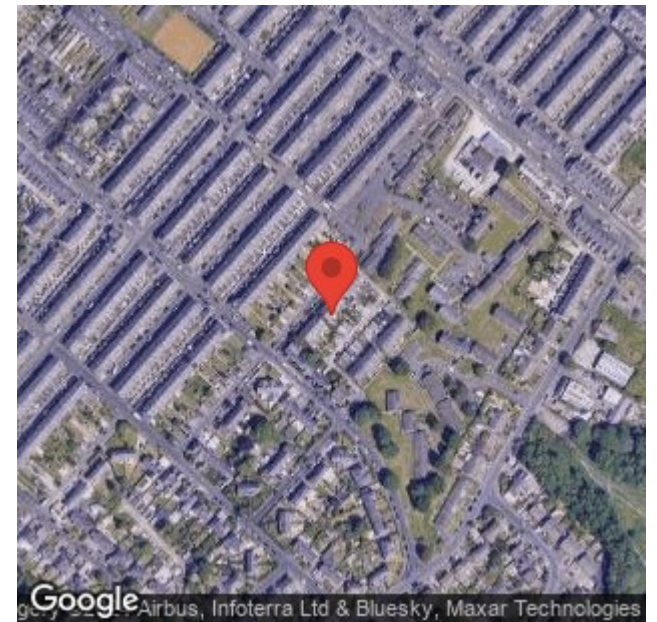
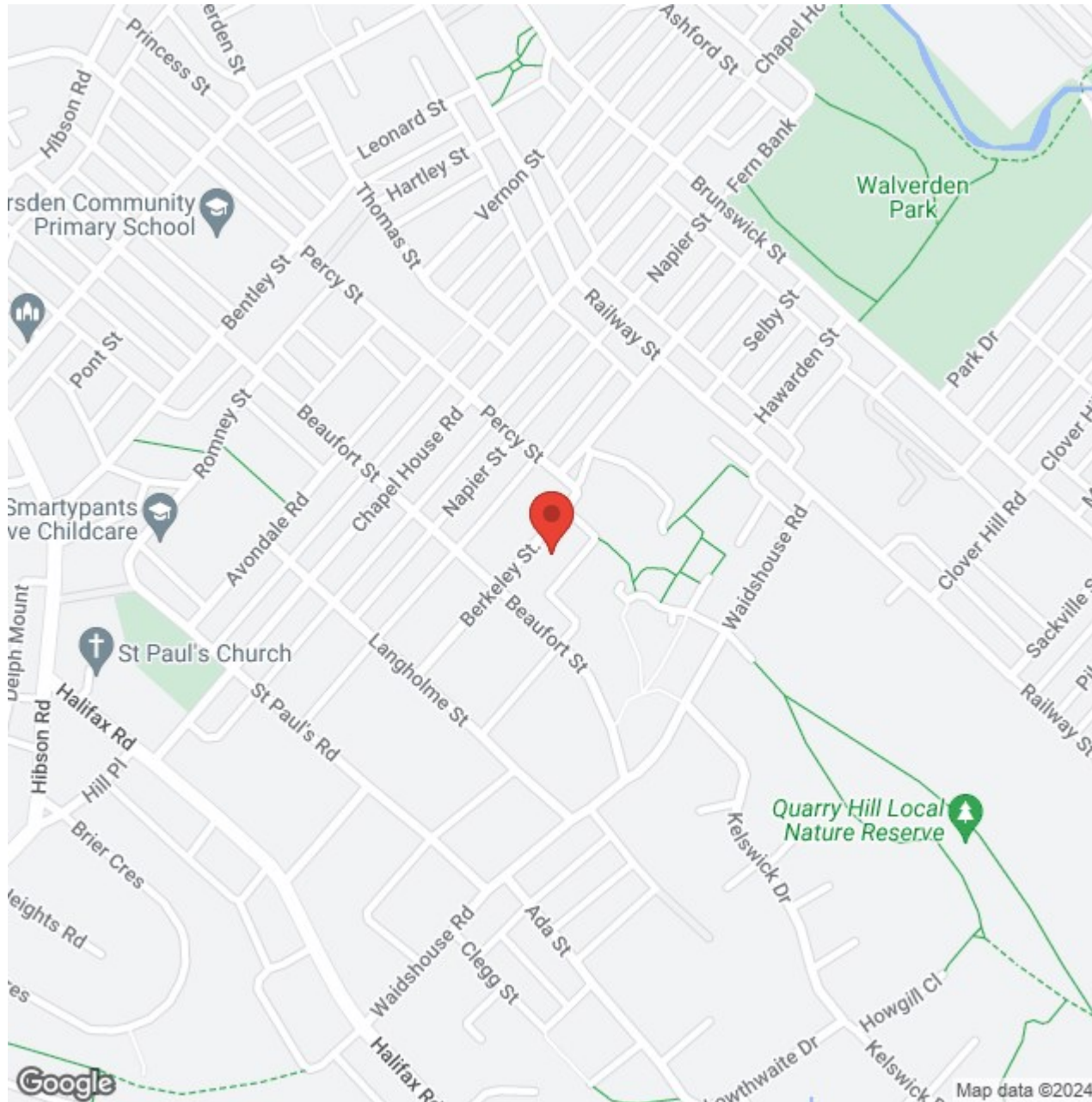
BB9 ORH

Berkeley Street, Nelson Offers In The Region Of £99,950

- Mid Terrace • Two Bedrooms • Rear Garden / Yard • Garage

Located on a quiet street on the outskirts of Nelson Centre, this spacious 2 bed mid terrace property comprises of a spacious living room, a kitchen, two well proportioned bedrooms, and family bathroom. Externally, to the front there is a large garden with a paved patio and artificial grass area with ample room for outdoor furniture and a garden shed. To the rear there is a tidy, enclosed yard. The house is situated within walking distance of many local schools, and only a short walk into the Town Centre. A 5 minute drive leads to the M65 Motorway Network, giving easy access to Burnley, Preston, Manchester and beyond. Council Tax Band 'A'. Leasehold.







Hilton & Horshall



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Lancashire

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ENTRANCE

With a uPVC double glazed door leading to:

LIVING ROOM 13'3" x 11'1" (4.045 x 3.393)

A family sized living room with a bay window, gas fire, television point and 1x radiator.

DINING KITCHEN 13'3" x 13'3" (4.046 x 4.039)

A spacious kitchen with a range of fitted wall and base units, slate effect flooring, partially tiled walls, uPVC double glazed window to the rear elevation and uPVC stain glass window door leading to the yard, 1 central heating radiator, plumbing for a washing machine, space for a free standing fridge/ freezer and under stairs storage.

FIRST FLOOR / LANDING

On the first floor you will find;

BEDROOM ONE 11'1" x 13'3" (3.381 x 4.051)

A bedroom of double proportion with fitted wardrobes, 1x radiator and a uPVC double glazed window to the front elevation and plenty of space for a dressing table and draws.

BEDROOM TWO 7'8" x 13'2" (2.349 x 4.028)

Another room of double proportion with 1x radiator and a uPVC double glazed window to the rear elevation and plenty of space for a wardrobe/ drawers.

BATHROOM

A three piece suite with a walk in shower, push button w.c, with a bidet, pedestal sink with chrome mixer tap, heated towel rail in chrome and a frosted uPVC double glazed window to the rear elevation.

EXTERNALLY

Externally to the front is a private forecourt with mature plants and shrubs. To the rear is a yard with a large garage.

PUBLISHING

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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

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OUTSIDE

Externally to the front is a private forecourt with mature plants and shrubs. To the rear is a yard with a large garage.









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