



Hilton &
Horsfall

BB9 9LJ

Linkside Avenue, Nelson

Offers In The Region Of £249,950

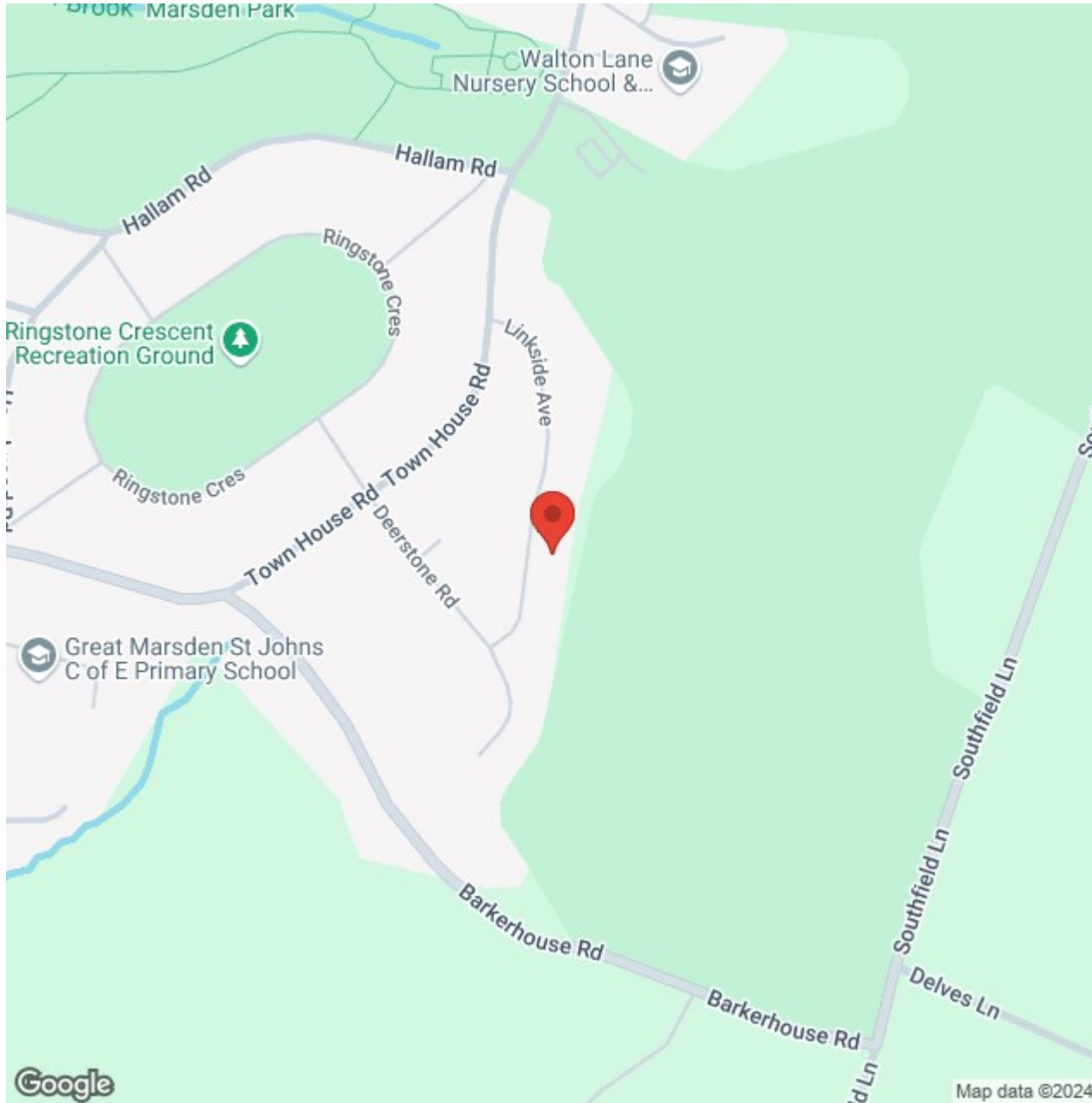
A brilliant opportunity has arisen to acquire this beautifully presented spacious FOUR bedroomed detached dwelling located in a highly desirable area of Nelson. Situated conveniently close by to local amenities, transport links and good schools. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities. This property affords many noteworthy features throughout and briefly comprises of: a welcoming entrance, family sized living room, bright and airy dining room with access to a modern kitchen and conservatory, and a useful ground floor w.c . To the first floor / landing you will find four well proportioned bedrooms and a contemporary four 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. 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.

Hilton &
Horsfall

RIBBLE VALLEY
20 WELLGATE
CLITHEROE
LANCASHIRE. BB7 2DP
T: 01200 435667

BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024







BB9 9LJ

Lancashire

A brilliant opportunity has arisen to acquire this beautifully presented spacious FOUR bedroomed 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, family sized living room, bright and airy dining room with access to a modern kitchen and conservatory, and a useful ground floor w.c. To the first floor / landing you will find four well proportioned bedrooms and a contemporary four 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. 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.

ENTRANCE HALLWAY

You will find; A staircase leading to the first floor, 1 central heating radiator, a downstairs cloakroom with a push button w.c. and a uPVC double glazed frosted window.

LIVING ROOM 12'9" x 15'9" (3.907 x 4.806)

A family sized living room, space for settees, wall feature fireplace with electric fire set within, television point, 2x central heating radiator and a large uPVC double glazed window to the front elevation.

DINING AREA 9'7" x 15'0" (2.937 x 4.585)

A bright and airy dining room having space for table and chairs, wood effect flooring, 1x central heating radiator and uPVC patio doors leading to the conservatory.

KITCHEN 8'9" x 11'0" (2.682 x 3.367)

Offering a range of fitted wall and base units in a dusk blue shade with granite work surfaces over, inset sink with chrome mixer tap, space for a freestanding fridge / freezer,

integrated oven / grill, 5 ring electric hob with extractor hood above, recessed LED spotlights, plumbing for a washing machine, space for a tumble dryer, uPVC double glazed window to the rear elevation and a open archway to the dining room.

CONSERVATORY 7'4" x 8'2" (2.242 x 2.512)

A bright and airy conservatory, with wood effect flooring, 1 central heating radiator, and a uPVC patio doors leading out to the garden .

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 8'11" x 11'7" (2.721 x 3.553)

A bedroom of double proportions with storage cupboard, space for wardrobe, 1x central heating radiator and a uPVC double glazed window to the rear elevation.

BEDROOM TWO 9'2" x 8'7" (2.816 x 2.628)

A room of single proportion, with uPVC double glazed window to the rear elevation and 1 central heating radiator.

BEDROOM THREE 12'6" x 8'11" (3.811 x 2.729)

A bedroom of double proportions with fitted wardrobes, 1x central heating radiator and a uPVC double glazed window to the front elevation.

BEDROOM FOUR 10'3" x 9'7" (3.133 x 2.928)

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

BATHROOM

A contemporary four piece bathroom suite comprising of: fully tiled flooring and walls, sink with chrome mixer tap, bathtub with chrome mixer tap, walk in waterfall shower and glass shower screen, push button w.c, heated chrome towel radiator and uPVC double glazed frosted window.

EXTERNALLY

Externally to the front elevation there is an extensive paved driveway offering ample space for off road parking and

lawned area with matures 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. Offering stunning open aspect views towards the countryside and Pendle Hill. Perfect for use during the Spring / Summer months.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

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.



Hilton &
Horsfall

BB9 9LJ

OUTSIDE

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 a two tiered split level garden having a flagged patio balcony area with space for garden furniture, laid lawn with mature trees / shrubs and flowerbeds.

Offering stunning open aspect views towards the countryside and Pendle Hill. Perfect for use during the Spring / Summer months.





Hilton
&
Horsfall

Hilton &
Horsfall





Hilton & Horsfall



Hilton & Horsfall

75 Burn Road
Bury
Lancashire
BL9 6JX

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)
t. 01282 560024

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)
t. 01200 435667