





Hilton & Horsfall  
01202 540 024  
FOR SALE

Hilton & Horsfall

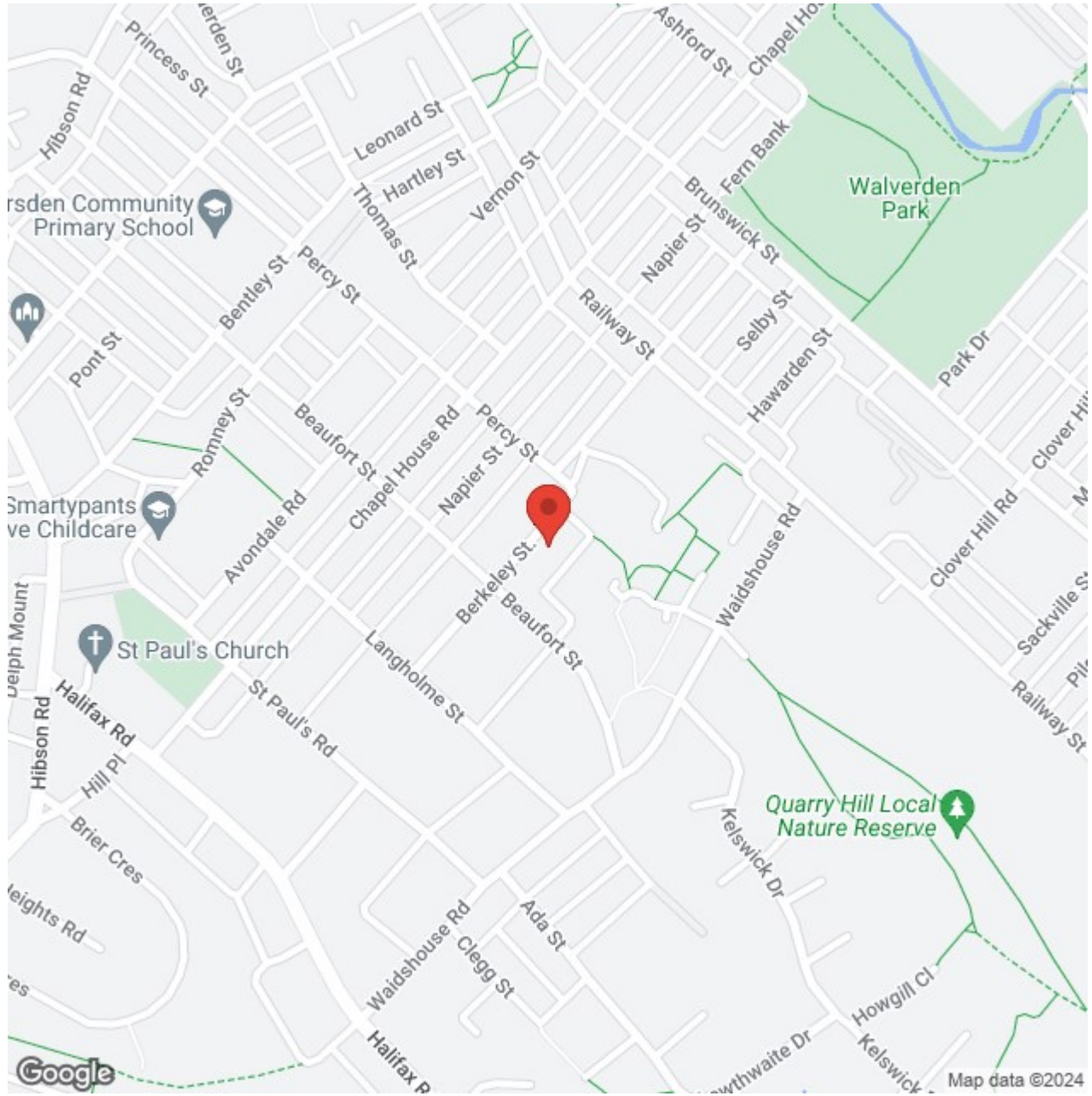
HJ04 ELS

BB9 ORH

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

Located on a quiet street on the outskirts of Nelson Centre, this spacious TWO bedroomed mid terrace dwelling comprises of: An entrance vestibule, a family sized living room, a modern dining kitchen. To the first floor / landing you will find two well proportioned bedrooms and modern family bathroom. Externally to the front is a private forecourt with mature plants and shrubs. To the rear is a large garden with a decked area, large pebbled area and an outhouse for storage. The house is situated within walking distance of many local schools, and only a short walk into the Town Centre. A five minute drive leads to the M65 Motorway Network, giving easy access to Burnley, Preston, Manchester and beyond. Council Tax Band 'D'.  
Freehold.







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## Lancashire

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### ENTRANCE

With a uPVC double glazed door leading to:

### ENTRANCE VESTIBULE

With an wooden door leading to the living room.

### LIVING ROOM 13'2" x 13'4" (4.029 x 4.082)

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

### DINING KITCHEN 13'7" x 13'1" (4.147 x 4.007)

A modern dining kitchen with a range of wall and base units and contrasting worktops over, having plumbing for a washing machine and dishwasher, stainless steel sink with hot and cold taps, extractor hood, under stairs storage, 1x radiator and a uPVC double glazed window to rear elevation.

### LANDING

An open landing with a built in cupboard and access to the loft.

### BEDROOM ONE 13'3" x 11'1" (4.061 x 3.387)

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

### BEDROOM TWO 13'5" x 7'8" (4.092 x 2.352)

Another bedroom of double proportion with a built in storage cupboard, 1x radiator and a uPVC double glazed window to the rear elevation.

### BATHROOM

A modern three piece suite with a panelled bath and shower over and a hose shower head, push button w.c, 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 large garden with a decked area, large pebbled area and an outhouse for storage.

### 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

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