



Hilton &
Horsfall

BB9 0SY

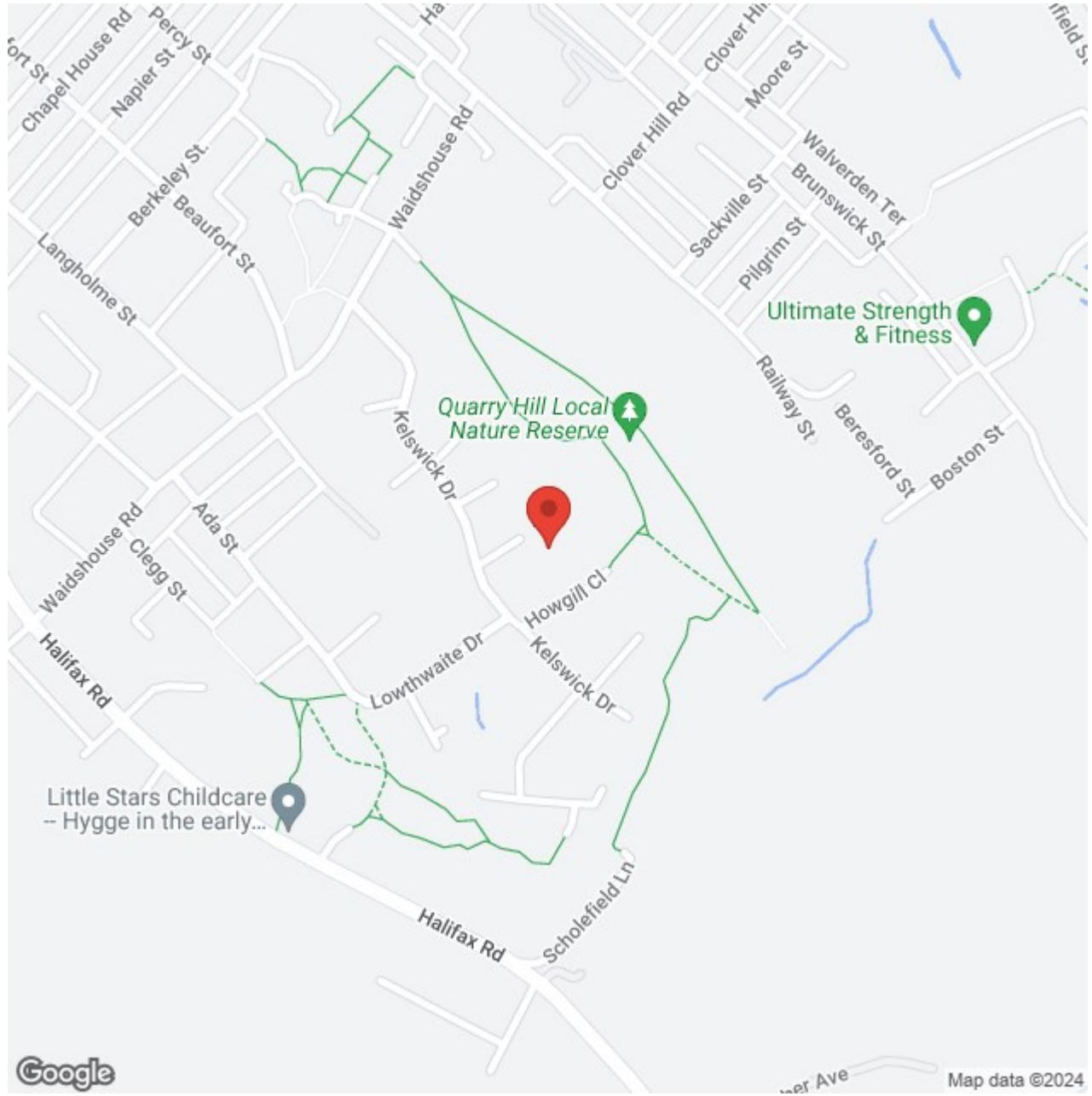
Caldbeck Close, Nelson

Offers In The Region Of £179,950

- No Chain • Detached Bungalow • Three Bedrooms • Garden • Garage

A fantastic opportunity to acquire this well presented THREE bedroomed dwelling located in a sought after area of Nelson. Situated close by to local amenities and transport links. The M65 motorway is only a short drive away offering easy access to neighbouring towns / cities such as: Blackburn, Preston & Manchester. The property affords many noteworthy features and briefly comprises of: entrance hallway, modern kitchen with fitted units, family sized living room, three spacious bedrooms one with ensuite and a 3 piece shower room suite. Externally to the front elevation is a flagged driveway with space for 2 cars. To the rear elevation is a two tiered garden laid with white stones and a flagged patio area with space for garden furniture, outside tap, garden shed and greenhouse. Early viewings are advised to avoid disappointment. Council Tax Band D.







Lancashire

A fantastic opportunity to acquire this well presented THREE bedroomed dwelling located in a sought after area of Nelson. Situated close by to local amenities and transport links. The M65 motorway is only a short drive away offering easy access to neighbouring towns / cities such as: Blackburn, Preston & Manchester. The property affords many noteworthy features and briefly comprises of: entrance hallway, modern kitchen with fitted units, family sized living room, three spacious bedrooms one with ensuite and a 3 piece shower room suite. Externally to the front elevation is a flagged driveway with space for 2 cars. To the rear elevation is a two tiered garden laid with white stones and a flagged patio area with space for garden furniture, outside tap, garden shed and greenhouse. Early viewings are advised to avoid disappointment. Council Tax Band D.

GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

LIVING ROOM 13'2" x 12'8" (4.016m x 3.861m)

A family sized living room having a television point, space for furniture, electric fire and uPVC patio doors leading to the conservatory.

CONSERVATORY 10'8" x 11'1" (3.262m x 3.383m)

A spacious bright conservatory with ample space for furniture, x2 central heating radiators, wood effect flooring and uPVC patio doors leading to the rear garden.

DINING KITCHEN 12'5" x 11'10" (3.803m x 3.629m)

A modern kitchen offering a range of fitted wall and base units with contrasting worktops, inset sink, electric fitted oven, 4 ring electric hob and extractor fan above, x1 central heating radiator, space for fridge/freezer, Samsung washing machine in fully working condition, uPVC double glazed window to the rear elevation, and an island in the centre of the kitchen.

BEDROOM ONE 12'11" x 12'3" (3.950m x 3.752m)

A room of double proportion with fitted wardrobe drawers, 1

central heating radiator, uPVC double glazed window to the front elevation, ample space for wardrobe and drawers, and access to ensuite shower room.

BEDROOM TWO 9'0" x 8'9" (2.763m x 2.669m)

Another room of double proportion with a uPVC double glazed window to the rear elevation, 1 central heating radiator and ample space for wardrobe and drawers.

BEDROOM THREE 8'2" x 9'9" (2.499m x 2.996)

A room of single proportion with 1 central heating radiator, uPVC double glazed window to the front elevation, space for wardrobe and drawers.

ENSUITE SHOWER ROOM

A useful ensuite shower room with 1 central heating radiator, w.c. half tiled walls, walk in shower with glass screen, uPVC double glazed frosted window to the rear elevation.

SHOWER ROOM

A modern 3 piece shower room with a uPVC double glazed frosted window, push button w.c. waterfall shower head, tiled walls and floor, chrome towel rack, and storage cupboard.

GARAGE

With access from the property with boiler that was fitted in 2021, electrics, and plenty of space for storage.

EXTERNALLY

Externally to the front elevation is a flagged driveway with space for 2 cars. To the rear elevation is a two tiered garden laid with white stones and a flagged patio area with space for garden furniture, outside tap, garden shed and greenhouse.

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.

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



Hilton &
Horsfall

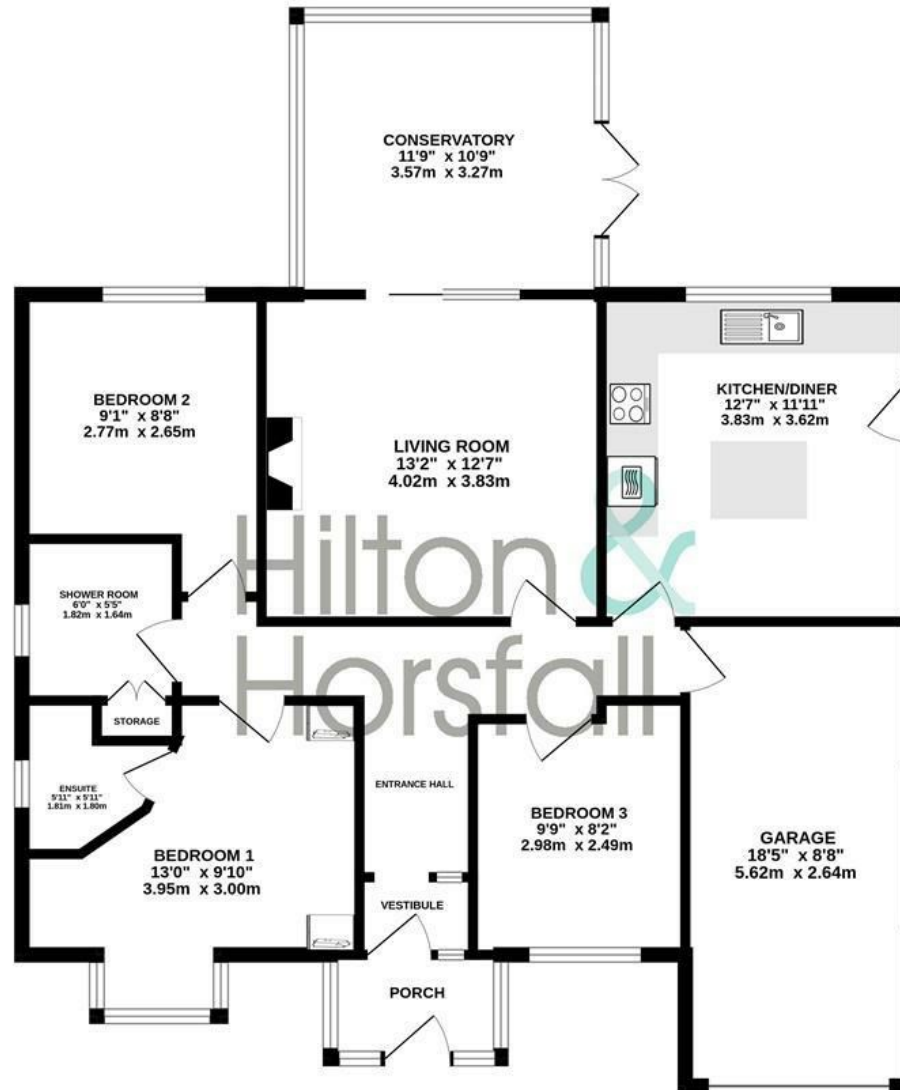
BB9 OSY

OUTSIDE

Externally to the front elevation is a flagged driveway with space for 2 cars. To the rear elevation is a two tiered garden laid with white stones and a flagged patio area with space for garden furniture, outside tap, garden shed and greenhouse.



GROUND FLOOR
1067 sq.ft. (99.2 sq.m.) approx.



6 CALDBECK CLOSE - MARKETED BY HILTON & HORSFALL ESTATE AGENTS

TOTAL FLOOR AREA: 1067 sq.ft. (99.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 52024



Hilton &
Horsfall



Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)