



Hilton &
Horsfall

BB9 0EF

Halifax Road, Nelson

Offers In The Region Of £129,000

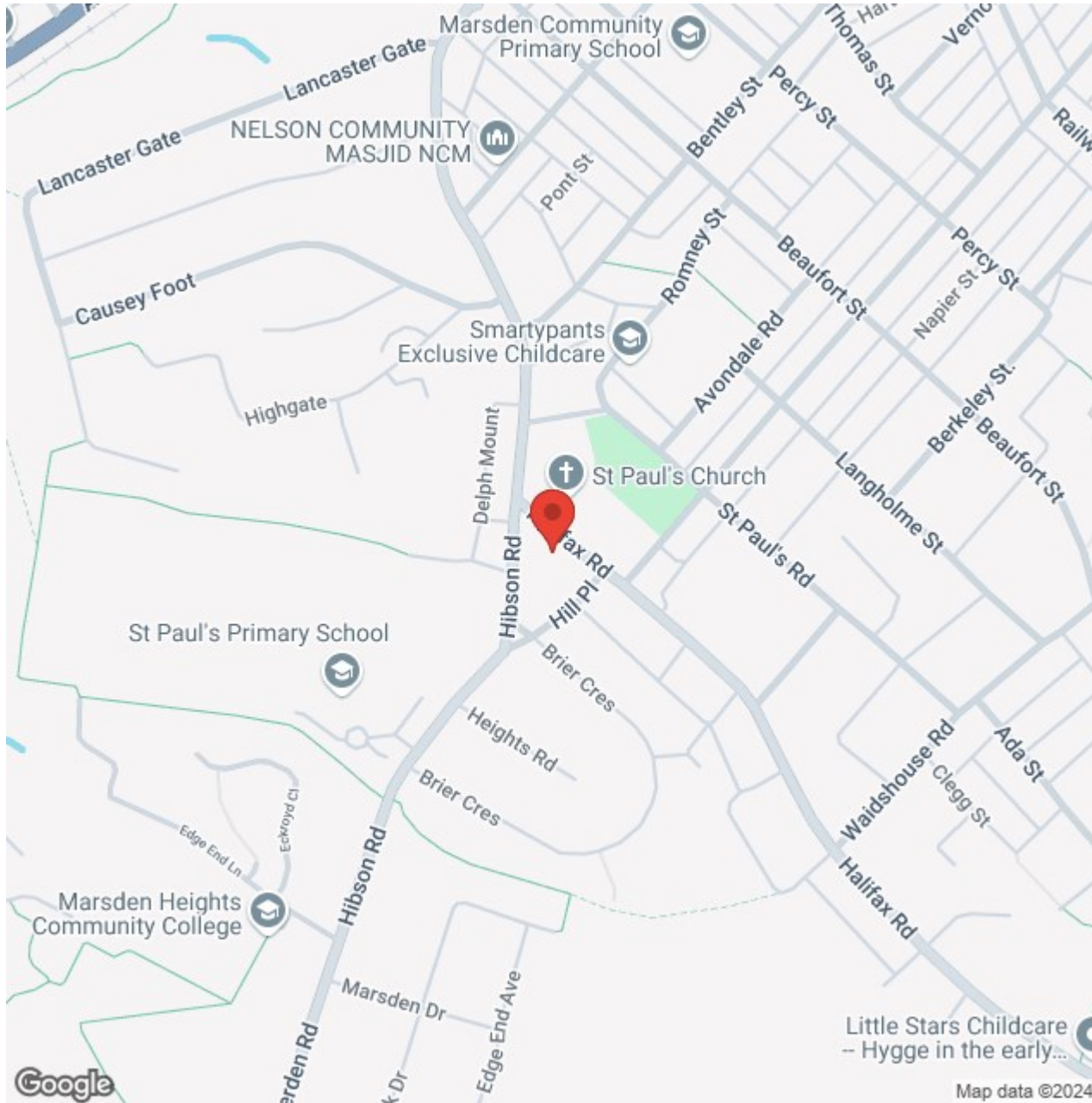
Welcome to this charming property located on Halifax Road in Nelson! This delightful house boasts two bedrooms, perfect for a small family or those looking for a cozy space. With two reception rooms, there is ample space for entertaining guests or simply relaxing with loved ones. Recently renovated, this property offers a fresh and modern feel. The three-piece bathroom suite adds convenience to this lovely home, ensuring comfort for all residents. Located in a desirable area, and close by to local amenities, transport links and good schools. The M65 motorway is only a short drive away offering easy access to neighbouring towns / cities. Don't miss out on the opportunity to make this house your home.

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Lancashire

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GROUND FLOOR

On the ground floor you will find:

LIVING ROOM 13'11" x 14'3" (4.242m x 4.351m)

A family sized living room having ceiling coving, space for settees, television point, 1x central heating radiator, wood frame double glazed panelled window to the front elevation and uPVC door leading out to the front.

DINING ROOM 13'9" x 15'0" (4.204m x 4.589m)

Open to the kitchen having wood effect flooring, space for a dining table and chairs, 1x central heating radiator, open balustrade staircase to the first floor / landing, uPVC double glazed window to the side elevation and uPVC patio doors leading out to the rear garden.

KITCHEN 13'11" x 6'5" (4.263m x 1.963m)

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, wood effect flooring, inset sink with chrome mixer tap, space for a freestanding fridge / freezer, integrated Ignis oven / grill, Lamona oven / grill. plumbing for a washing machine, uPVC double glazed window to the side elevation and uPVC door to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 13'10" x 13'10" (4.228m x 4.233m)

A bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator and wood frame panelled double glazed window to the front elevation.

BEDROOM TWO 10'9" x 8'4" (3.297m x 2.554m)

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

BATHROOM

A modern three piece bathroom suite comprising of: fully tiled flooring and walls, panelled bathtub with chrome mixer tap, rainfall shower head above and glass shower screen, push button w.c, sink in vanity unit with chrome mixer tap, integrated storage cupboard and uPVC double glazed frosted window to the rear elevation.

EXTERNALLY

Externally to the front elevation there is an enclosed forecourt and to the rear you will find an enclosed garden having a flagged patio area with space for garden furniture, large pebbled area and mature shrubs.

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

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OUTSIDE

Externally to the front elevation there is an enclosed forecourt and to the rear you will find an enclosed garden having a flagged patio area with space for garden furniture, large pebbled area and mature shrubs.





Approximate total area⁽¹⁾

826.78 ft²

76.81 m²

Reduced headroom

13.35 ft²

1.24 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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