



Hilton &
Horsfall

BB9 OEF

Halifax Road, Nelson

Offers In The Region Of £129,000

- Semi Detached • Living Room • Dining Kitchen • Refurbished • Two Bedrooms • Rear Garden • Driveway & Garage • No Chain

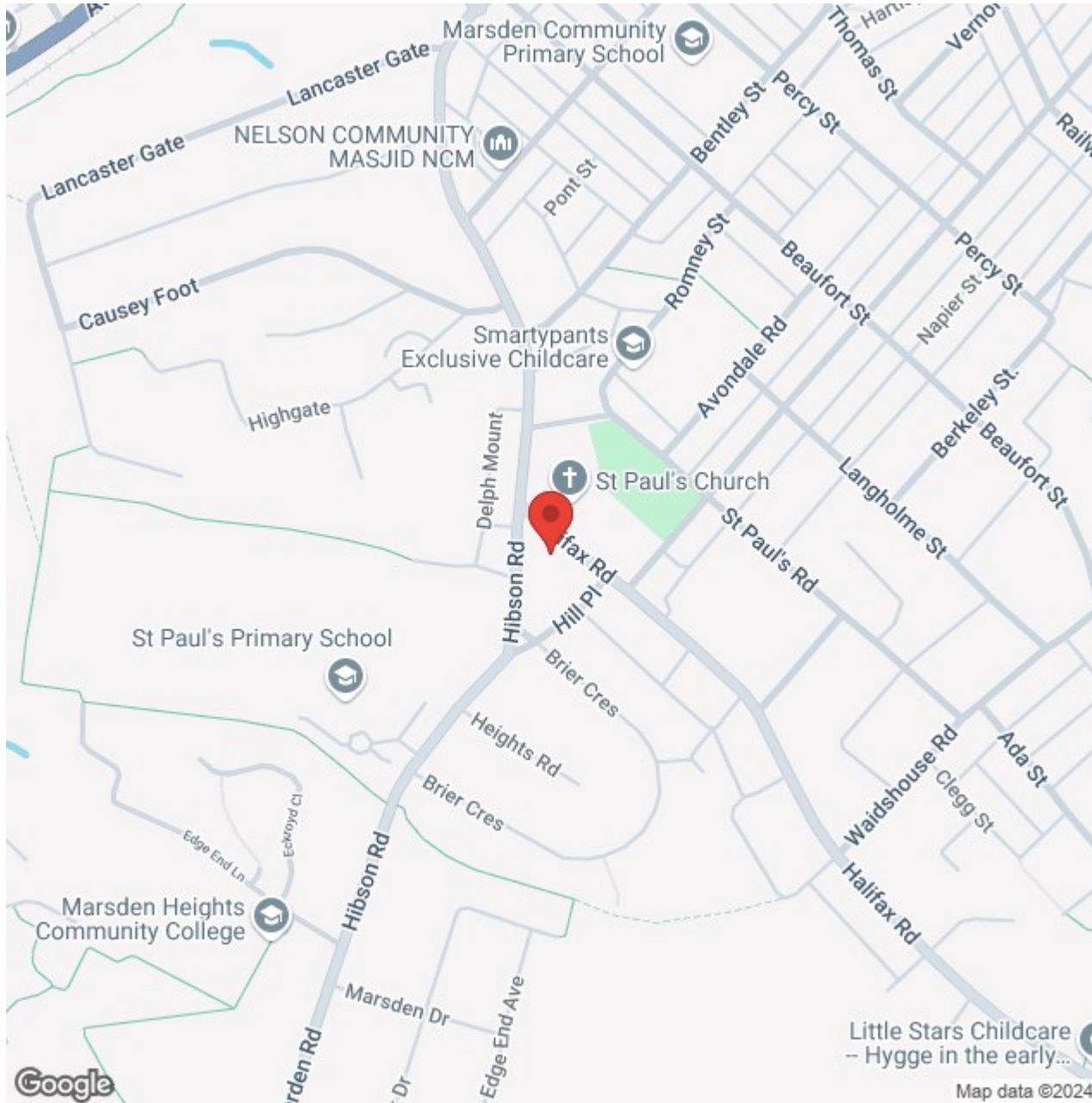
A great opportunity to acquire this beautifully presented family sized two bedroomed semi detached dwelling, this property is located on Halifax road in the town of Nelson situated close by to local amenities, transport links, primary and secondary schools. The M65 motorway is a short drive away offering access to Burnley, Preston, Manchester and beyond. Affording many noteworthy features and briefly comprising of: a family sized living room and a spacious fitted dining kitchen with access out to the rear garden. To the first floor you will find three well proportioned bedrooms and a modern three piece bathroom suite. Externally to the front elevation is a paved drive giving ample space for off road park and a detached garage perfect for storage. To the rear elevation is an enclosed garden with laid lawn, perfect for use during the summer months. Council Tax Band 'B'

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Horsfall

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Lancashire

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GROUND FLOOR

On the ground floor you will find:

LIVING ROOM

A family sized living room with a feature fireplace with an electric fire in, large uPVC double glazed bay window to the front elevation, 1 central heating radiator. television point and uPVC door leading out to the front.

DINING KITCHEN

Offering a range of fitted wall and base units with contrasting worktops, 4 ring gas hob, vinyl flooring, inset sink with mixer tap, under stairs storage, 1 central heating radiator, uPVC double glazed window to the rear elevation and x2 uPVC double glazed glass doors one leading out to the rear elevation and one to the side.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE

A spacious master bedroom having a uPVC double glazed window to the front elevation, 1 central heating radiator and ample space for bedroom furniture.

BEDROOM TWO

A well proportioned second bedroom having 1 central heating radiator, uPVC double glazed window to the rear elevation and a walk in wardrobe space.

BATHROOM

A modern three piece bathroom suite comprising of: uPVC double glazed window to the rear elevation, push button wc, wall mounted sink with chrome mixer tap, chrome towel radiator, panelled bath with rainfall shower head over, and recessed LED spot lights.

EXTERNALLY

Externally to the front elevation is a paved drive giving ample space for off road park and a detached garage perfect for storage. To the rear elevation is an enclosed garden with laid lawn, perfect for use during the summer months

360 DEGREE VIRTUAL TOUR

<https://bit.ly/halifax-rd-nelson>

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.

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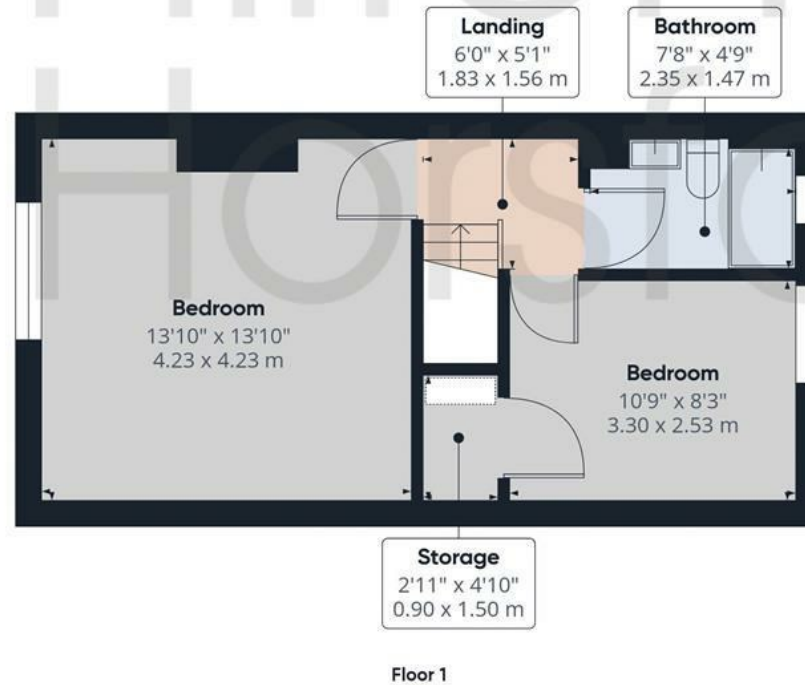
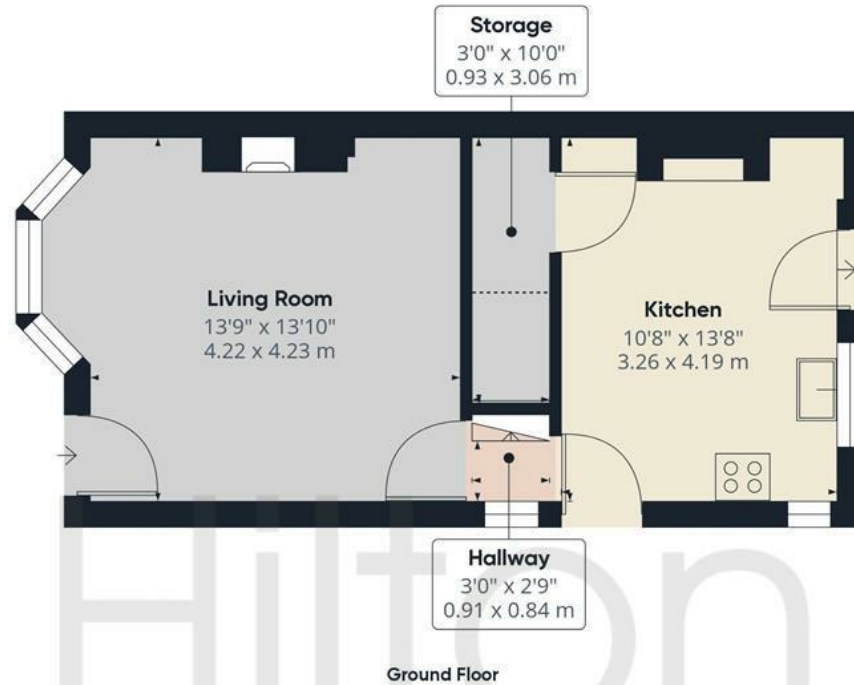
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OUTSIDE

Externally to the front elevation is a paved drive giving ample space for off road park and a detached garage perfect for storage. To the rear elevation is an enclosed garden with laid lawn, perfect for use during the summer months





Approximate total area⁽¹⁾

738.62 ft²
68.62 m²

Reduced headroom

11.95 ft²
1.11 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.



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