



Hilton &
Horsfall

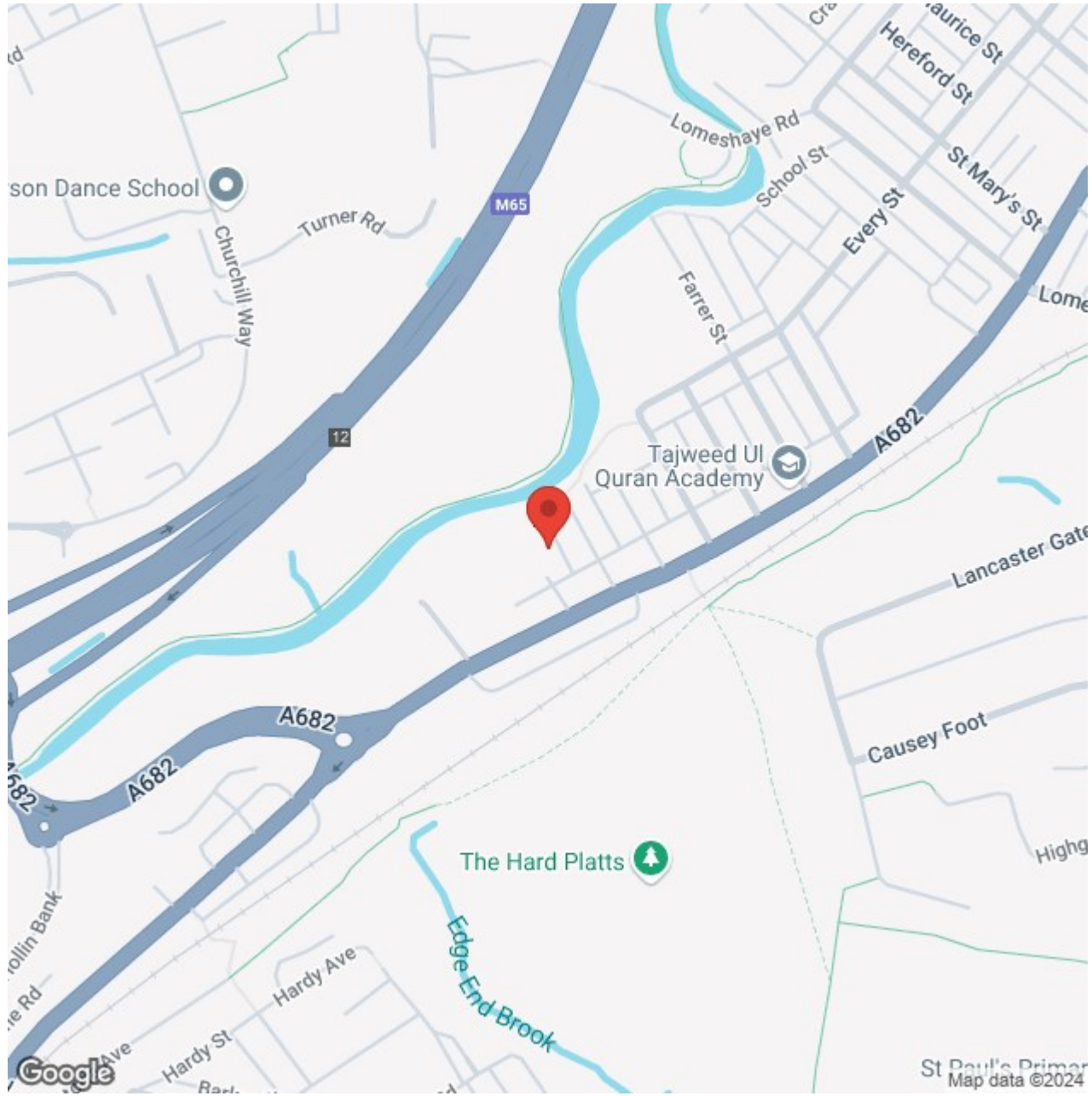
BB9 7DQ

Kensington Street, Nelson Offers In The Region Of £69,950

- Mid Terrace • Two Bedrooms • Two Reception Rooms • Three Piece Bathroom • Garden Fronted

A brilliant opportunity to acquire this TWO bedroomed dwelling located in a popular 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 such as: Burnley, Blackburn and Manchester. Briefly comprising of: a cosy sitting room, open plan living / kitchen space, two well proportioned bedrooms and a contemporary three piece bathroom suite. Externally to the front elevation you will find an enclosed forecourt. Adjacent is a garden space having a laid lawn, mature shrubs and trees and a flag patio area with space for garden furniture. To the rear elevation is an enclosed yard.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

SITTING ROOM

A cosy sitting room with space for settees, gas fire, 1x central heating radiator, television point and uPVC double glazed window to the front elevation.

KITCHEN 13'5" x 3'6" (4.114m x 1.088m)

Offering a range of fitted wall and base units with contrasting worktops, inset sink with chrome mixer tap, integrated oven / grill, 4 ring gas hob, tiled splash back, tiled flooring, MAIN boiler, integrated fridge / freezer, recessed LED spotlights, uPVC double glazed window and door to the rear elevation and being open to the living room.

LIVING ROOM 14'4" x 7'5" (4.37m x 2.265m)

Open to the kitchen having wood effect flooring, wall feature fireplace with gas fire, 1x central

heating radiator, space for settees, television point, 2x wall lights, and uPVC double glazed window to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 14'5" x 11'0" (4.404m x 3.373m)

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

BEDROOM TWO 17'0" x 6'10" (5.191m x 2.091m)

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

BATHROOM

A contemporary three piece bathroom suite comprising of: panelled bathtub with chrome mixer tap and shower over, pedestal sink with chrome mixer tap, low level w.c, heated towel rack, storage cupboard, air extraction fan and uPVC double glazed frosted window to the front elevation.

EXTERNALLY

Externally to the front elevation you will find an enclosed forecourt. Adjacent is a garden space having a laid lawn, mature shrubs and trees and a flag patio area with space for garden furniture. To the rear elevation is an enclosed yard.

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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OUTSIDE

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