



Hilton &
Horsfall

BB9 9LX

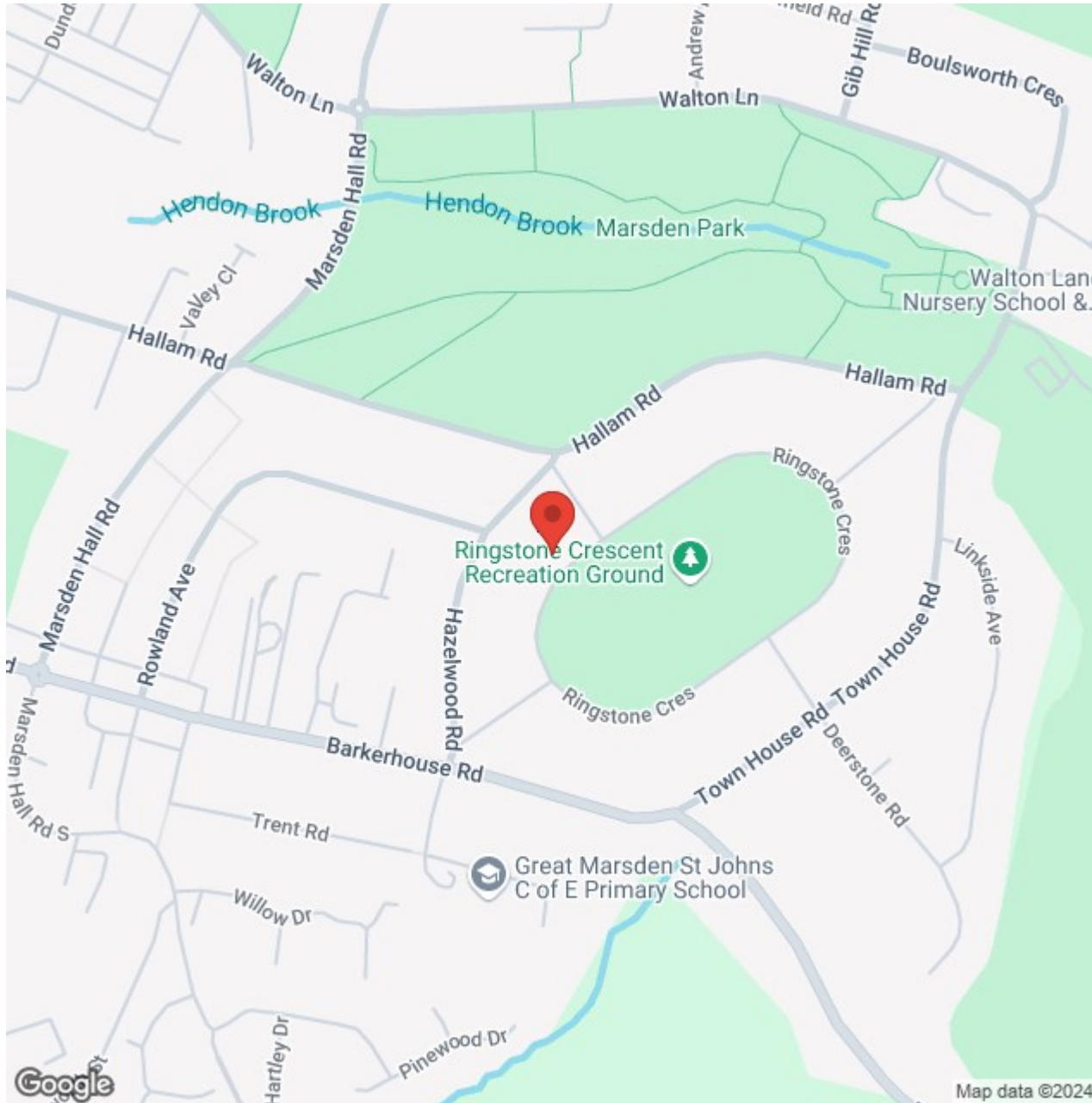
Ringstone Crescent, Nelson

£200,000

- SEMI DETACHED • OFF ROAD PARKING • THREE BEDROOMS • MODERN • SOUGHT AFTER AREA • GARDEN ROOM • LARGE GARDEN • FAMILY SIZED

An excellent opportunity to acquire this beautifully presented semi-detached dwelling situated in a sought after part of town, having local amenities, transport links, primary and secondary schools close by. The M65 motorway is a short driveway offering easy access to neighbouring towns / cities. This THREE bedroomed spacious home has been finished to a high standard and is a true credit to the current owners. Affording noteworthy features and briefly comprising of: an entrance hallway with a staircase leading to the first floor / landing, family sized living room and a modern fitted dining kitchen. On the first floor you will find THREE well proportioned bedrooms and a modern three piece bathroom suite. Externally to the front elevation is a flagged driveway providing off road parking and well kept front garden laid with pebbles. To the rear elevation is a large private garden with a raised patio area, large lawn and access to the garden room which is currently used as a bar. Council Tax Band 'A'. Freehold. One not to be missed. Perfect for a first time buyer or small family.







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Lancashire

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ENTRANCE

With a uPVC double glazed door leading to:

HALLWAY

With coving and 1x radiator.

LIVING ROOM 9'6" x 15'10" (2.920 x 4.85)

A family sized living room with ample space for home furniture, gas fire set within a feature fire place, coving, 1x radiator and a uPVC double glazed window to the front elevation.

DINING KITCHEN 9'6" x 19'4" (2.920 x 5.90)

A modern fitted kitchen with a range of wall and base units and contrasting work tops over, having built in appliances such as a dishwasher and an extractor hood over the oven. The kitchen also boasts plumbing for a washing machine and dryer, wood effect flooring, under stairs storage, built in storage unit housing the boiler, uPVC double glazed window to the rear elevation and uPVC double glazed windows to the side elevation.

LANDING

BEDROOM ONE 11'11" x 10'7" (3.65 x 3.25)

A good sized double bedroom with ample space for bedroom furniture, coving, 1x radiator and a uPVC double glazed window to the front elevation.

BEDROOM TWO 8'11" x 12'5" (2.73 x 3.81)

Another bedroom of double proportion with 1x radiator and a uPVC double glazed window to the rear elevation.

BEDROOM THREE 8'8" x 8'2" (2.65 x 2.50)

A well proportioned double bedroom with coving, 1x radiator and a uPVC double glazed window to the side elevation.

BATHROOM

A modern three piece suite with a shower tray and a hand held hose shower head, push button w.c, vanity sink with chrome mixer tap, LED mirror, LED spotlights, heated towel rail in chrome, fully tiled walls and a uPVC double glazed window to the side elevation.

GARDEN ROOM 10'9" x 13'9" (3.30 x 4.20)

Accessed from the rear garden is a spacious garden room with a built in bar, fridge, LED spotlights, coving, electric heater and uPVC double glazed french doors leading to the garden.

EXTERNALLY

Externally to the front elevation is a flagged driveway providing off road parking and well kept front garden laid with pebbles. To the rear elevation is a large private garden with a raised patio area, large lawn and access to the garden room which is currently used as a bar.

PUBLISHING

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OUTSIDE





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