







Hilton &  
Horsfall



BB9 0UD

## Marsden Mews, Nelson

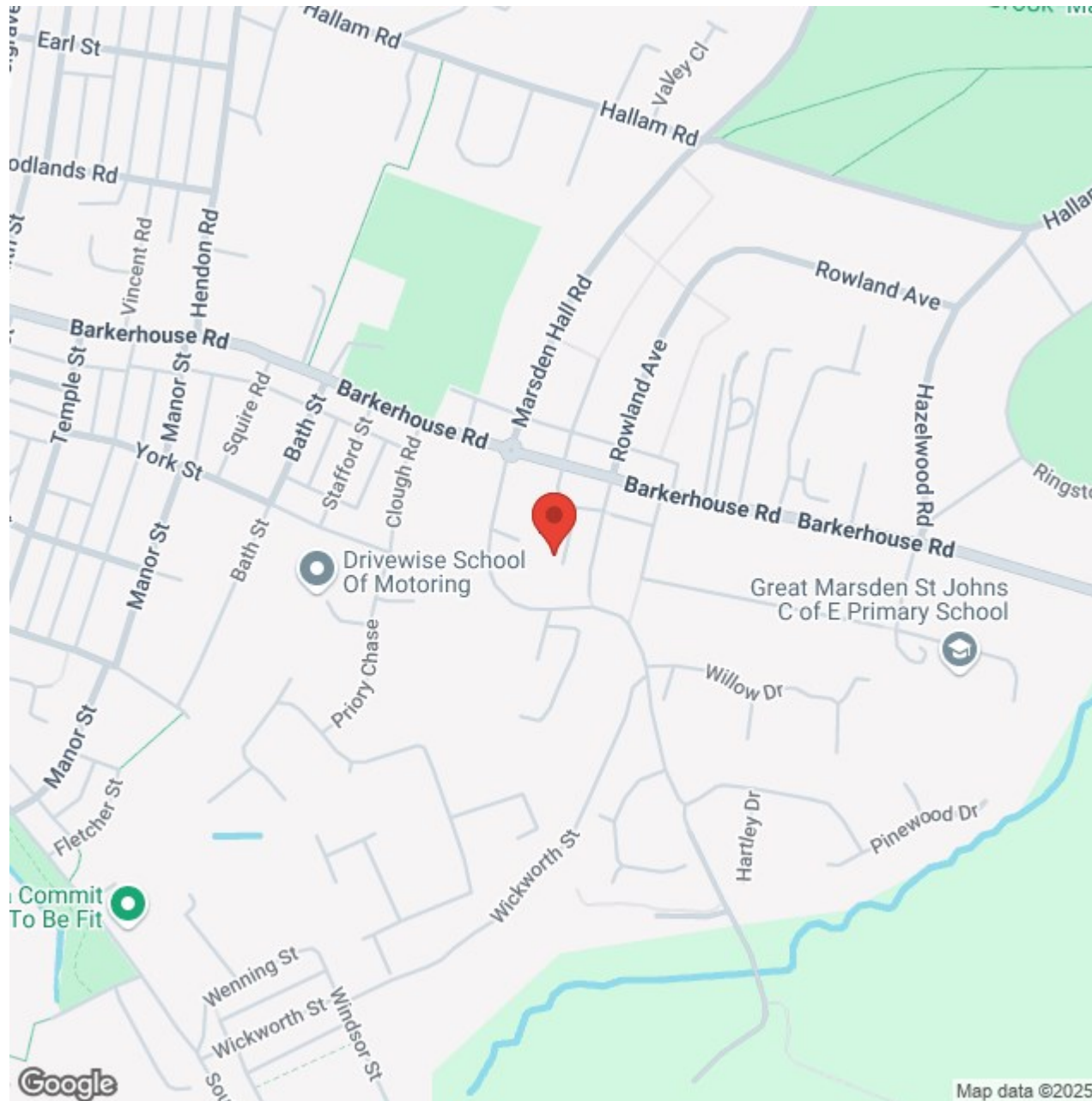
### Offers In The Region Of £68,500

A fantastic opportunity to acquire this TWO bedroomed first floor apartment on Marsden Mews.

This property is located conveniently close by to local amenities, transport links and schools. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities. The property briefly comprises of: two well proportioned bedrooms, contemporary three piece bathroom suite, family sized living room and kitchen. Externally there are communal grounds with space for off road parking. Early viewing is advised to avoid disappointment.













## Lancashire

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### **LIVING ROOM 18'5" x 15'1" (5.63m x 4.60m )**

A family sized living room with space for settees, television point, ceiling coving, 1x central heating radiator and uPVC double glazed panelled bay fronted window.

### **KITCHEN 8'3" x 8'11" (2.54m x 2.73m )**

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, wood effect flooring, inset sink with chrome mixer tap, integrated oven / grill, 4 ring gas hob with chrome extractor hood above, plumbing for a washing machine, space for a freestanding fridge / freezer, 1x central heating radiator, access to the boiler and uPVC double glazed window to the front elevation.

### **BEDROOM ONE 9'8" x 13'0" (2.96m x 3.97m )**

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

### **BEDROOM TWO 9'11" x 9'4" (3.03m x 2.87m )**

Another bedroom of double proportions with space for drawers, storage cupboard, 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, shower over and glass shower screen, tiled flooring, part tiled walls, pedestal sink with chrome mixer tap, push button w.c, recessed LED spotlights and an air extraction fan.

### **EXTERNALLY**

Externally there are communal grounds with space for off road parking.

### **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

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## OUTSIDE

Externally there are communal grounds with space for off road parking.















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