





Hilton &  
Horsfall

BB9 ODU

## Highgate, Nelson

### Offers In The Region Of £279,950

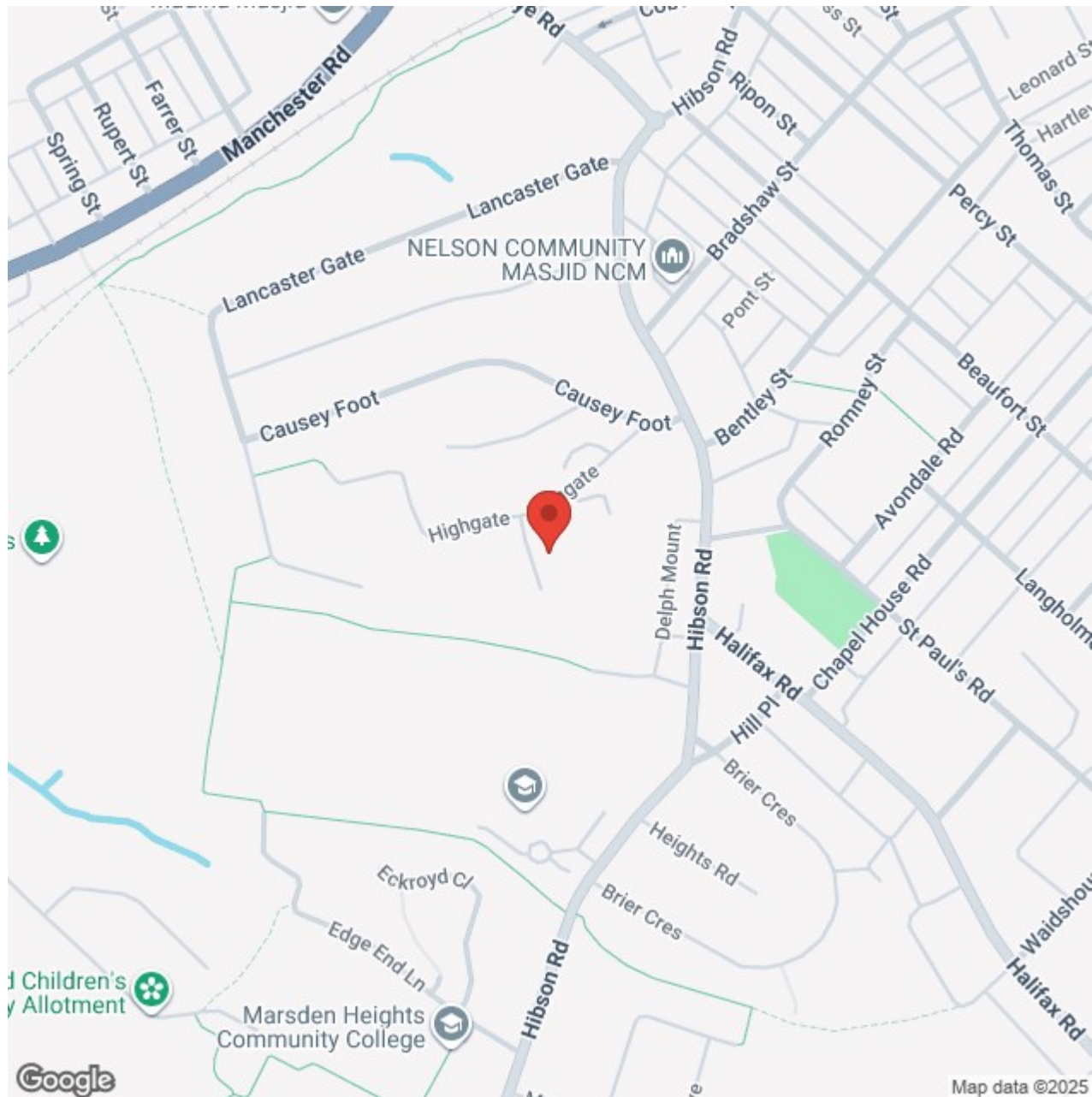
- Detached • Four Bedrooms • Two Bathrooms • Two Reception Rooms • Garage & Driveway

NO CHAIN. Spacious and well-presented, this four-bedroom detached family home offers versatile living accommodation across two floors. The ground floor comprises a comfortable living room, separate dining room, and a sun room that overlooks the rear garden. A well-equipped kitchen, utility room, ground floor WC, and integral garage.

Upstairs, the property features four generous bedrooms, including a master with en-suite shower room, and a modern family bathroom.

Externally, there is a driveway to the front leading to the garage, while the rear boasts a two-tiered elevated garden with Indian stone flagging, ample space for outdoor furniture, and a useful storage shed.







## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### ENTRANCE VESTIBULE

Having 1x central heating radiator, storage cupboard and uPVC door to the front elevation.

#### LIVING ROOM 17'8" x 12'11" (5.41m x 3.95m )

A family sized living room with space for settees, television point, ceiling coving, smoke detector, feature fireplace with electric fire, 1x central heating radiator, staircase to the first floor / landing and uPVC double glazed bay fronted window.

#### DINING ROOM 8'5" x 9'11" (2.59m x 3.03m )

With wood effect flooring, space for a dining table and chairs, 1x central heating radiator, ceiling coving, and composite double glazed patio doors to the sun room.

#### KITCHEN 7'8" x 11'1" (2.34m x 3.40m )

Offering a range of fitted wall and base units with contrasting worktops, wood effect flooring, inset sink with chrome mixer tap, integrated dishwasher, integrated oven / grill, Bosch 4 ring induction hob with chrome extractor hood, 1x central heating radiator, door to pantry cupboard and door to the utility room.

#### UTILITY ROOM 5'9" x 5'3" (1.77m x 1.61m )

A useful utility room having wood effect flooring, plumbing for a washing machine, space for a tumble dryer, inset sink with chrome mixer tap, tiled splash back, 1x central heating radiator, access to Worcester boiler, door to ground floor w.c and to the garage and uPVC double glazed window to the side elevation.

### GROUND FLOOR W.C

Comprising of: wood effect flooring, low level w.c, pedestal sink with gold mixer tap, tiled splash back, 1x central heating radiator and an air extraction fan.

#### GARAGE 17'1" x 8'2" (5.22m x 2.51m )

Having full lighting and electrics, an up n over garage door, ample space for storage or off road parking and uPVC door to the side elevation.

#### SUN ROOM 10'7" x 19'4" (3.24m x 5.91m )

A bright and airy sun room with wood effect flooring, television point, recessed LED spotlights, exposed brick wall and uPVC double glazed windows and patio doors to the rear elevation.

### FIRST FLOOR / LANDING

On the first floor / landing there is a smoke detector and 1x central heating radiator.

#### BEDROOM ONE 11'4" x 12'5" (3.47m x 3.80m )

A bedroom of double proportions with wood effect flooring, space for a wardrobe and drawers, 1x central heating radiator, door to en-suite and uPVC double glazed panelled window to the front elevation with shutter blinds.

### EN-SUITE

A three piece en-suite shower room with wood effect flooring, part tiled walls, shower cubicle, low level w.c, pedestal sink, 1x central heating radiator, shaving point, air extraction fan, storage cupboard and uPVC double glazed window to the side elevation.

#### BEDROOM TWO 10'8" x 8'10" (3.26m x 2.70m )

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

#### BEDROOM THREE 8'6" x 10'9" (2.61m x 3.29m )

A well proportioned bedroom with wood effect flooring, space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

#### BEDROOM FOUR 8'5" x 10'4" (2.59m x 3.16m)

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

### BATHROOM

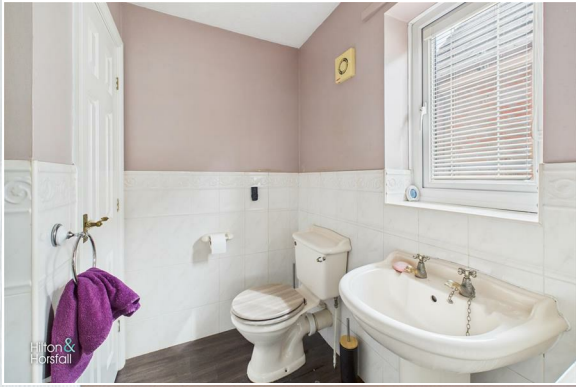
A three piece family bathroom having wood effect flooring, part tiled walls, panelled bathtub, pedestal sink, low level w.c, 1x central heating radiator, air extraction fan and uPVC double glazed window to the side elevation.

### 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

Externally to the front elevation there is a driveway leading up to the single garage offering space for off road parking and a lawned area. To the rear there is a two tier elevated garden having an Indian Stone flagged patio with a storage shed, outside lighting and electrics. Perfect for relaxing during the Spring / Summer months.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1354 ft<sup>2</sup>

125.8 m<sup>2</sup>

(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





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