Hilton & Horsfall

70
72
Hilton & Horsfall
FOR SALE
FN58 OMJ
Hilton & Horsfall

BB9 5BB

Halifax Road, Brierfield, Nelson
Offers In The Region Of £109,950

• 2 BED MID TERRACE • 2 REC ROOMS • CELLAR • CURRENTLY RENTED OUT AT £600 PCM • NO CHAIN

Located on the popular Halifax Road in the heart of Brierfield, we have been instructed to sell this spacious 2 bed mid terrace property. The house comprises of living room, dining room, separate kitchen, 2 double bedrooms, bathroom, tidy yard to rear and benefits from gas central heating & double glazed windows throughout.

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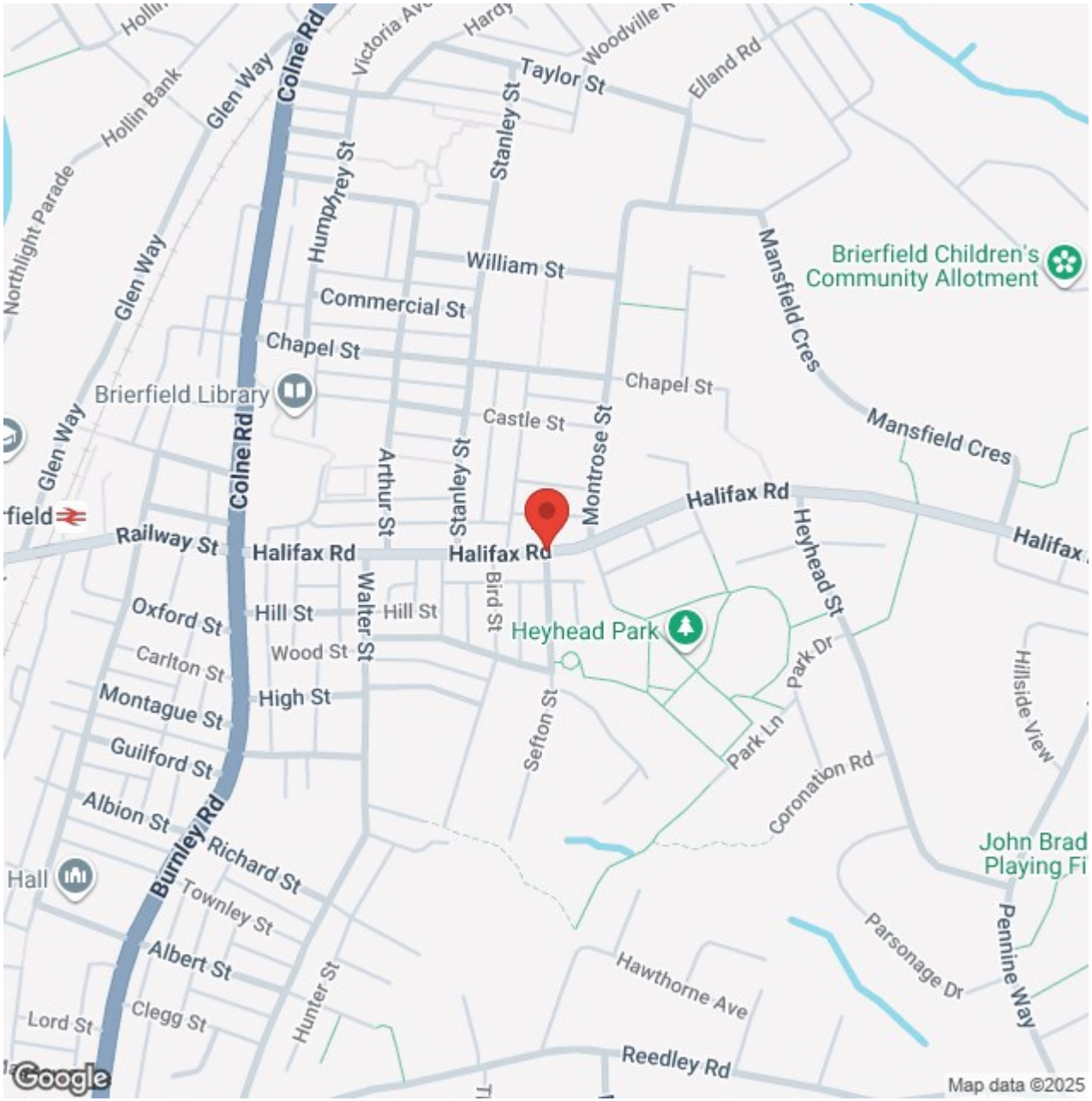
RIBBLE VALLEY
20 WELLGATE
CLITHEROE
LANCASHIRE. BB7 2DP
T: 01200 435667

BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024


Colne Rd
Victoria Ave
Hardy
Woodville R
Taylor St
Elland Rd
Hollin Bank
Glen Way
Stanley St
Humphrey St
Northlight Parade
William St
Commercial St
Chapel St
Brierfield Library
Castle St
Chapel St
Mansfield Cres
Brierfield Children's Community Allotment
Mansfield Cres
Arthur St
Stanley St
Montrose St
Halifax Rd
Railway St
Halifax Rd
Halifax Rd
Heyhead St
Halifax
Oxford St
Hill St
Hill St
Walter St
Bird St
Heyhead Park
Wood St
Carlton St
High St
Park Dr
Montague St
Sefton St
Park Ln
Guilford St
Coronation Rd
Hillside View
Albion St
Burnley Rd
Richard St
Hall
Townley St
John Brad
Playing Fi
Albert St
Parsonage Dr
Pennine Way
Hawthorne Ave
Hunter St
Lord St
Clegg St
Reedley Rd
Google
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Barrowford
WHEATLEY LANE
Fence
Nelson
TLE MARSDEN
Brierfield
Queen Street Mill Museum
M65
Thompson Park
Google
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Lancashire

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MAIN DESCRIPTION

Located on the popular Halifax Road in the heart of Brierfield, we have been instructed to sell this spacious 2 bed mid terrace property. The house comprises of living room, dining room, separate kitchen, 2 double bedrooms, bathroom, tidy yard to rear and benefits from gas central heating & double glazed windows throughout.

LIVING ROOM 6'5" x 9'9" (1.960 x 2.990)

DINING ROOM 13'3" x 14'10" (4.059 x 4.524)

KITCHEN 5'11" x 9'9" (1.818 x 2.993)

BEDROOM ONE 10'10" x 13'4" (3.306 x 4.089)

BEDROOM TWO 9'11" x 13'4" (3.036 x 4.077)

BATHROOM 7'10" x 7'7" (2.412 x 2.332)

CELLAR

PUBLISHING

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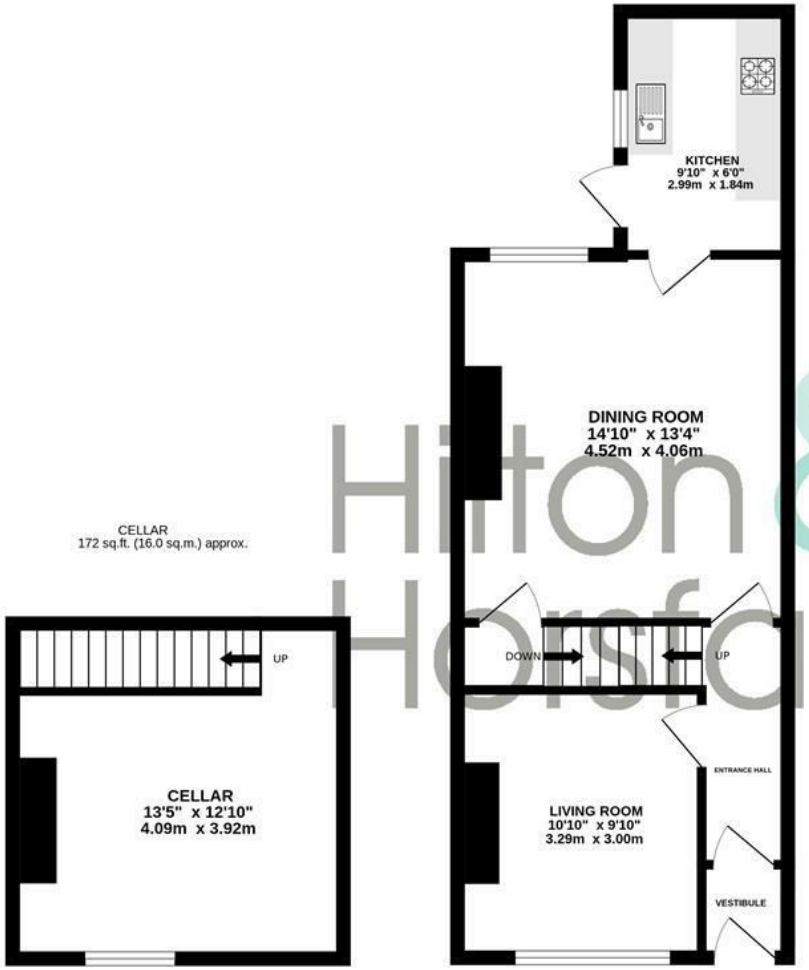
PROPERTY DETAIL

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.

BB9 5BB

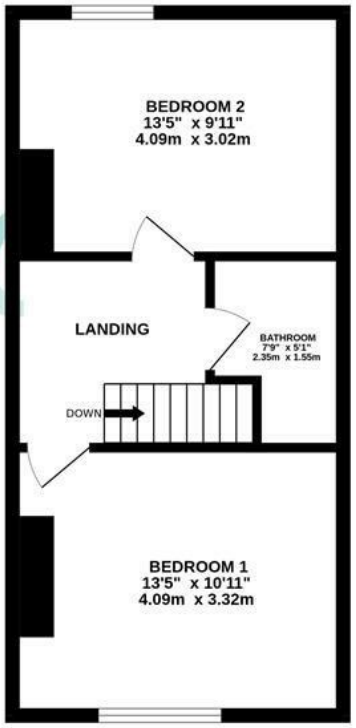
OUTSIDE

GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



CELLAR
172 sq.ft. (16.0 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



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74 HALIFAX ROAD - MARKETED BY HILTON & HORSFALL ESTATE AGENTS

TOTAL FLOOR AREA : 965 sq.ft. (89.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. 01200 435667