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Horsfall



BB9 8JD

## Terry Street, Nelson

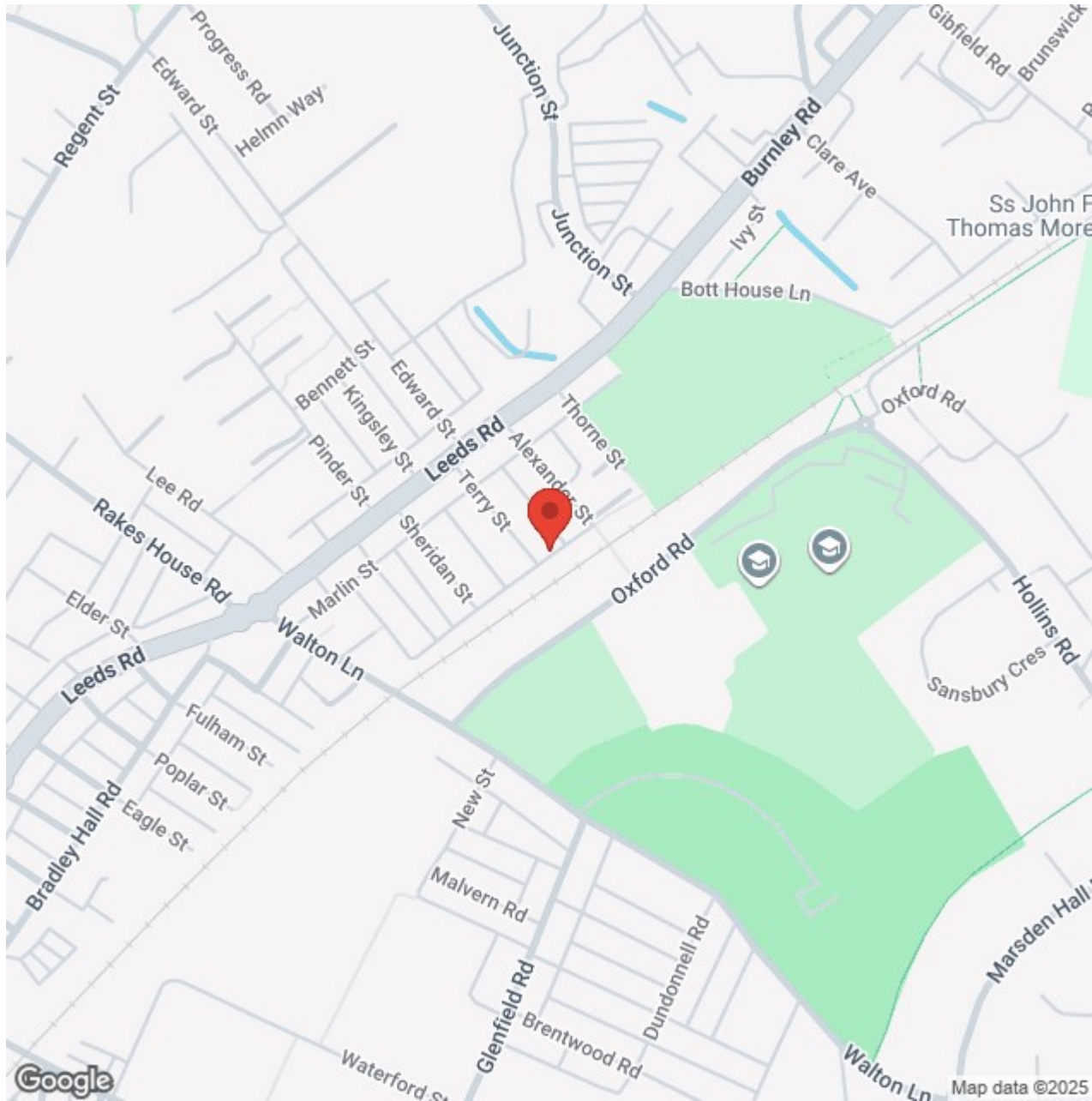
### Offers In The Region Of £119,950

- End terrace property in a popular residential area
- Two spacious and beautifully presented reception rooms
- Recently installed modern shaker-style kitchen
- Three well-proportioned bedrooms
- Low-maintenance rear courtyard with storage
- Convenient location close to amenities and transport links
- Available with no onward chain

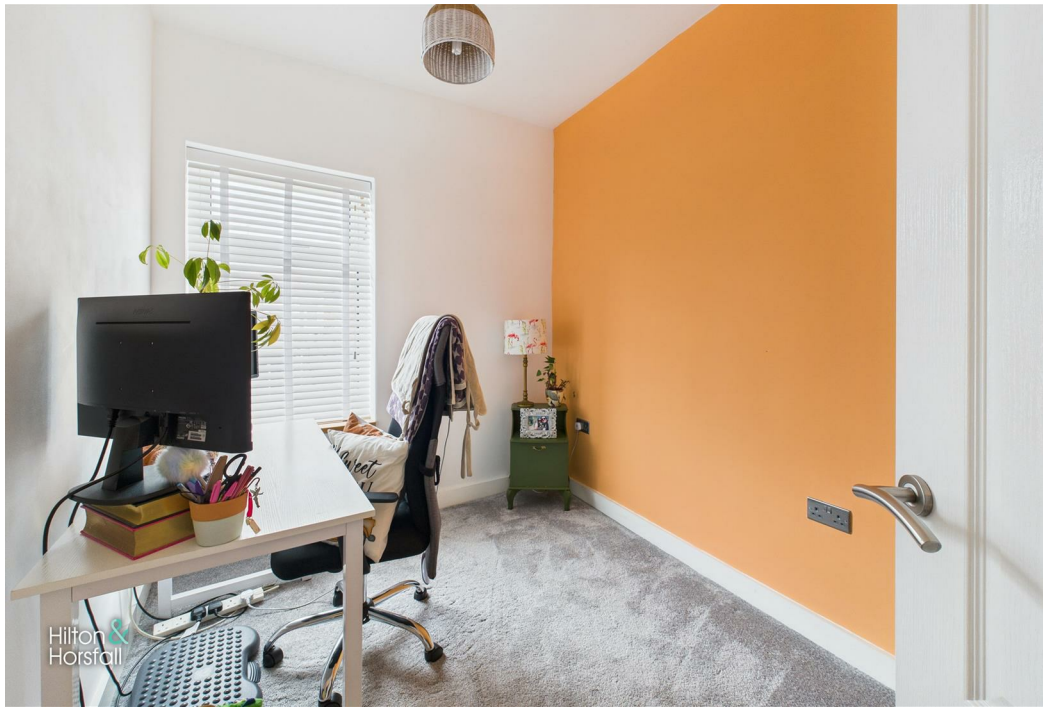
A beautifully presented three-bedroom end terrace property located in a sought-after area of Nelson, offering spacious and well-maintained living accommodation throughout. The home has been tastefully decorated and thoughtfully improved by the current owners, featuring two inviting reception rooms, a recently installed kitchen, and a blend of modern style with traditional charm. Externally, the property enjoys a low-maintenance rear courtyard with useful storage and gated access. Positioned close to local amenities, schools, and transport links, this delightful home is perfectly suited to a wide range of buyers including first-time purchasers, families, and those seeking a well-cared-for home in a convenient location.











# Lancashire

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## GROUND FLOOR

### ENTRANCE VESTIBULE

### HALLWAY

### SITTING ROOM 11'4" x 9'9" (3.46m x 2.98m)

Positioned at the front of the property, this beautifully presented reception room features a large bay window that allows an abundance of natural light to flow through, creating a bright and inviting atmosphere. The space is tastefully decorated with a modern colour palette and includes a feature wall with an inset electric fire, offering both warmth and style. Finished with quality carpeting and ample room for furnishings, this room provides a comfortable and welcoming space ideal for relaxation or entertaining guests.

### LIVING ROOM 13'4" x 15'5" (4.07m x 4.72m)

A generous and tastefully decorated second reception room located to the rear of the property. This delightful space offers a perfect blend of comfort and style, featuring a cosy log-burning stove set within a brick chimney breast with a timber mantel above. The room is finished in soft, neutral tones complemented by a modern light fitting and plush carpeting, creating a welcoming atmosphere. A large uPVC double glazed window overlooks the rear elevation, filling the room with natural light. This versatile space provides ample room for both relaxation and dining, making it ideal for family living or entertaining guests.

### KITCHEN 11'1" x 6'11" (3.40m x 2.13m)

A recently installed, stylish kitchen fitted with an attractive range of shaker-style wall, base and drawer units with contrasting wooden work surfaces and tiled splashbacks. The design blends classic charm with modern functionality, featuring two-tone cabinetry with brass fittings, an inset ceramic Belfast sink, and ample worktop space for meal preparation. There is space for a range-style cooker with extractor over, plumbing for appliances, and a uPVC double glazed window overlooking the rear courtyard which allows plenty of natural light. A uPVC door provides access to the rear yard, creating a seamless connection between the indoor and outdoor spaces. This kitchen offers a practical and beautifully finished setting that perfectly complements the home's character.

## FIRST FLOOR / LANDING

### BEDROOM ONE 11'1" x 11'5" (3.40m x 3.49m)

A spacious double bedroom positioned to the front elevation, offering a bright and airy feel. The room benefits from a large uPVC double glazed window allowing plenty of natural light to flood in. Fitted with a full range of built-in wardrobes providing excellent storage space, the room is tastefully decorated in soft, calming tones and finished with quality carpeting underfoot. This is a comfortable and well-presented main bedroom, ideal for relaxation.

### BEDROOM TWO 10'7" x 7'4" (3.23m x 2.26m)

Positioned to the rear elevation, this second bedroom offers a comfortable and versatile space suitable for use as a guest room, child's bedroom, or home office. The room includes a uPVC double glazed window allowing natural light to brighten the space, along with a central heating radiator and fitted storage. Finished with carpet flooring and neutral décor, it provides a cosy and practical area adaptable to a range of uses.

### BEDROOM THREE 9'6" x 7'8" (2.92m x 2.35m)

Situated to the rear elevation, this third bedroom is currently used as a home office but would also make an excellent single bedroom, nursery, or dressing room. The space is well presented with modern décor, including a feature wall, uPVC double glazed window, and central heating radiator. Finished with soft carpeting, this versatile room provides flexibility to suit a variety of lifestyle needs.

### BATHROOM 6'2" x 4'5" (1.90m x 1.35m)

A three-piece bathroom suite comprising a panelled bath with shower attachment, pedestal wash basin, and low-level WC. The room is partially tiled for ease of maintenance and includes a uPVC double glazed frosted window to the rear elevation providing natural light and privacy. Finished with neutral tones and a central heating radiator, this bathroom offers a clean and practical space.

## LOCATION

The property is situated on Terry Street, a quiet and convenient residential area within Nelson. It is ideally positioned close to a range of local amenities including shops, supermarkets, cafes, and well-regarded schools. Excellent transport links are available, with easy access to bus routes, the M65 motorway network, and Nelson railway station, providing connections to surrounding towns and cities. The area also benefits from nearby parks and open spaces, making it a great location for families and professionals alike.

## 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.

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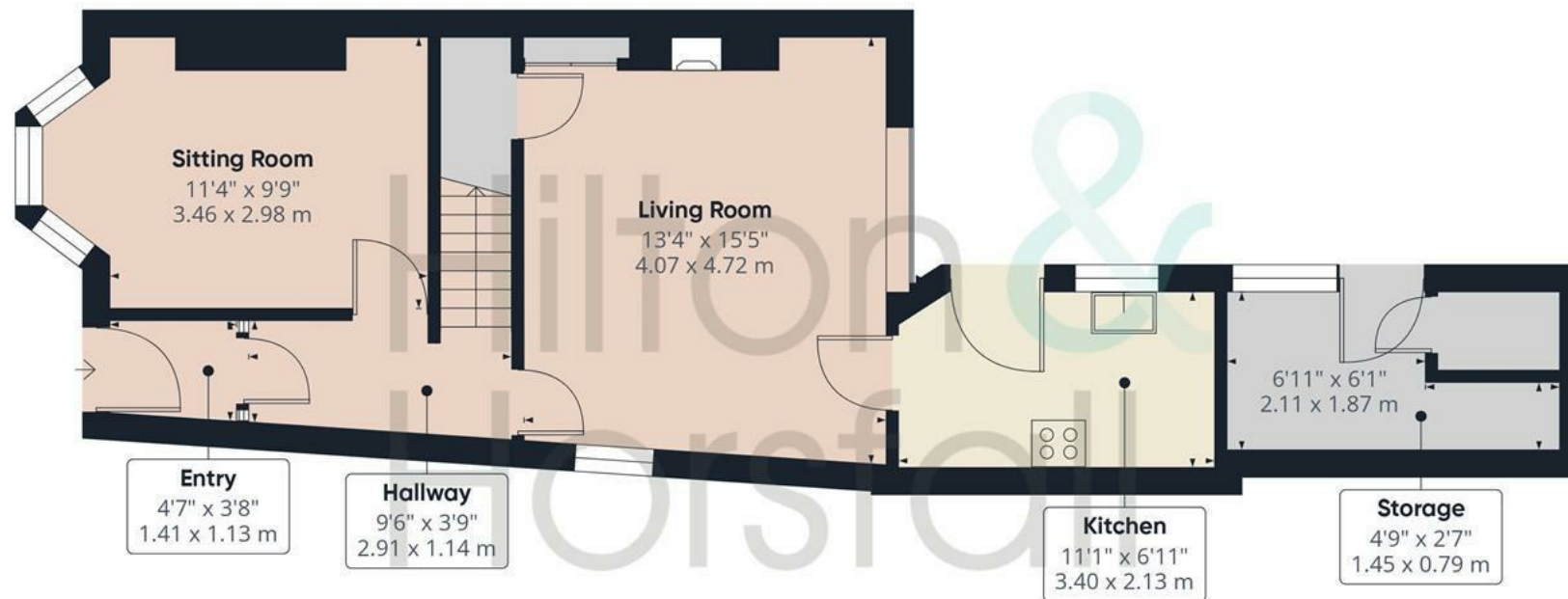
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## OUTSIDE

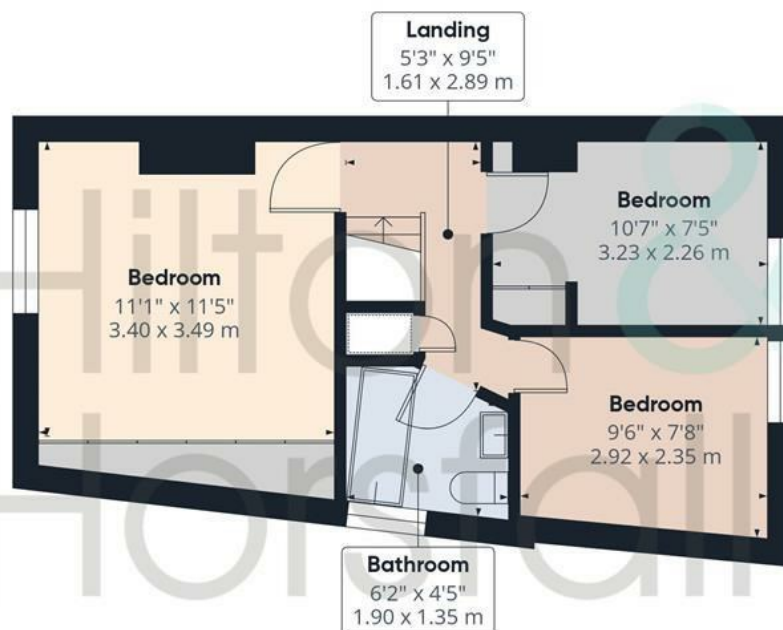
To the rear of the property is a charming, low-maintenance courtyard finished with paved flooring and bordered by stone walls. The space includes a useful outbuilding for storage and is ideal for potted plants or outdoor seating. A gated access point leads to the rear lane, providing added convenience. This private outdoor area offers a pleasant space to relax and enjoy the warmer months.







Ground Floor



Floor 1

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

898 ft<sup>2</sup>

83.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.









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