



Hilton &
Horsfall

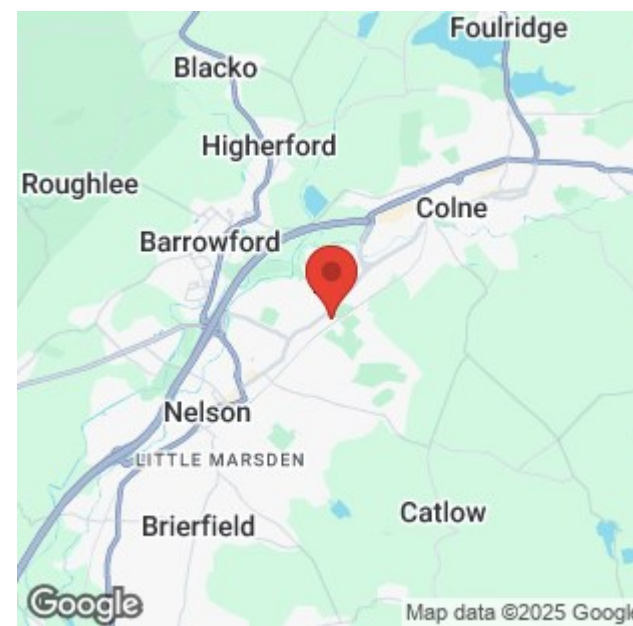
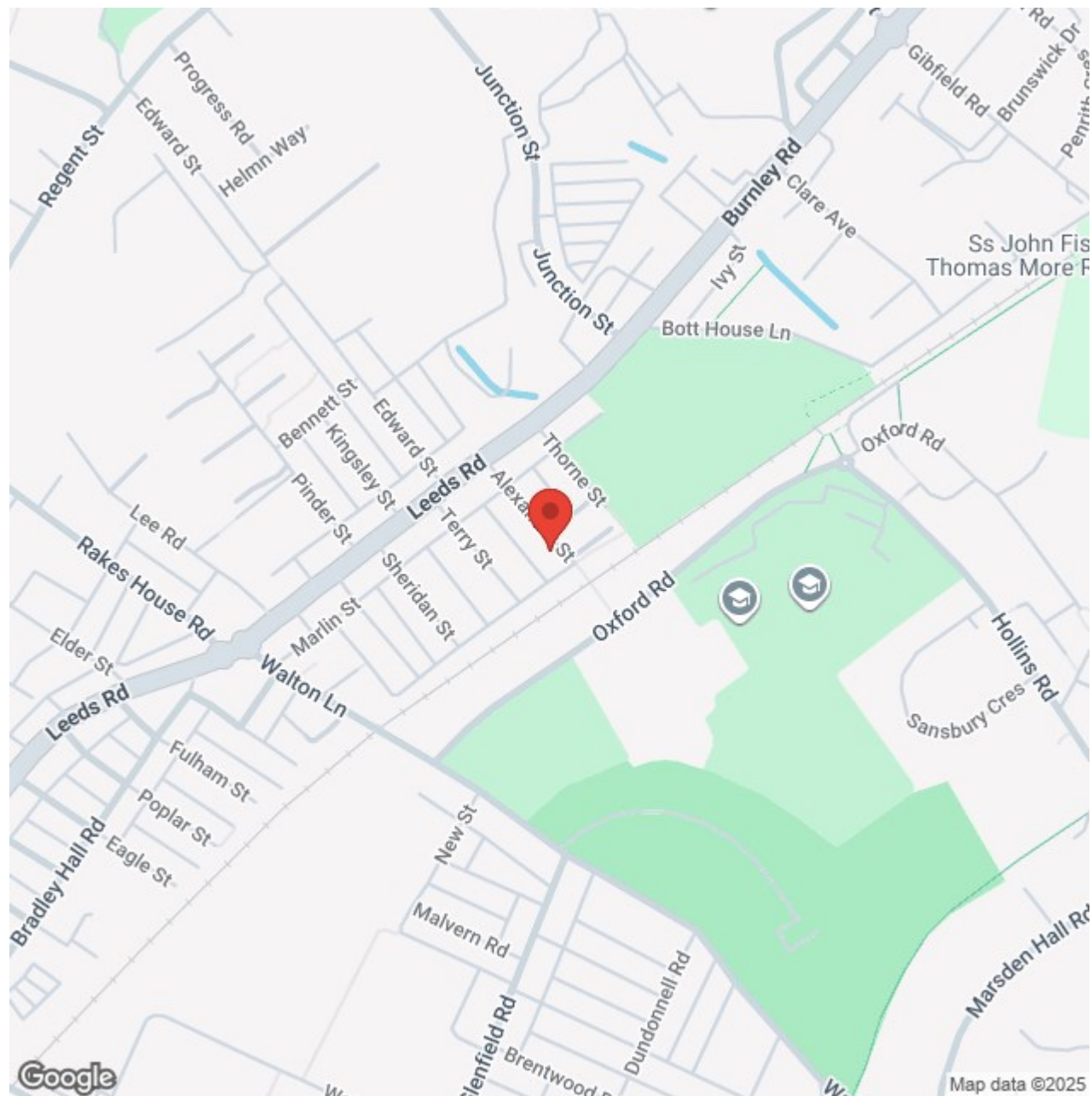
BB9 8JF

Alexander Street, Nelson

£600 PCM

A great opportunity has arisen to let this well presented three bedroomed mid terrace dwelling, situated in the popular town of Nelson. Perfect for a family. Briefly comprising of: an entrance vestibule, entrance hallway, sitting room, spacious living room and a fitted kitchen with access out to the rear elevation. To the first floor you will find three well proportioned bedrooms and a three piece bathroom suite. Externally to the front elevation is a gated forecourt. To the rear elevation is an enclosed well kept yard with access to one outhouse. One not to be missed. Early viewing is advised.







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GROUND FLOOR

Having a uPVC double glazed front door leading into:

ENTRANCE VESTIBULE

With wood effect flooring and dado rail. Access through to:

ENTRANCE HALL

Having 1x radiator, dado rail and a staircase leading to the first floor / landing.

SITTING ROOM 13'8" x 11'4" (4.175m x 3.470m)

A comfortable sized room having 1x radiator, feature fireplace and a uPVC double glazed bay fronted window.

LIVING ROOM 14'11" x 13'8" (4.566m x 4.189m)

A spacious room having wood effect flooring, a gas fire, coving, 1x radiator, under stairs storage cupboard and a large uPVC double glazed window to the rear elevation.

KITCHEN 11'3" x 3'11" (3.446m x 1.216m)

Having fitted wall and base units, contrasting tops, stable

style door leading out to the rear elevation, 2x uPVC double glazed windows to the rear elevation, space for a fridge / freezer, 1x radiator, plumbing for a washing machine, oven and an inset sink with a mixer tap.

FIRST FLOOR / LANDING

Having dado rail and access to:

BEDROOM ONE 15'0" x 11'5" (4.578m x 3.505m)

A room of double proportions with 1x radiator, picture rail, wood effect flooring, inbuilt storage cupboard and a uPVC double glazed window to the front elevation.

BEDROOM TWO 11'0" x 7'4" (3.371m x 2.237m)

A well proportioned room having 1x radiator, inbuilt storage cupboard and a uPVC double glazed window to the rear elevation.

BEDROOM THREE 10'7" x 7'6" (3.238m x 2.300m)

Another well proportioned room with 1x radiator and a uPVC double glazed window to the rear elevation.

BATHROOM

A 3-piece suite comprising of: a pedestal sink with mixer tap, panelled bath with mixer tap / overhead shower, push button w.c, 1x chrome radiator and lino flooring.

EXTERNALLY

Externally to the front elevation is a gated forecourt. To the rear elevation is an enclosed well kept yard with access to one outhouse.

PUBLISHING

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OUTSIDE

Externally to the front elevation is a gated forecourt.
To the rear elevation is an enclosed well kept yard
with access to one outhouse.





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