









BB9 8JF

## Alexander Street, Nelson

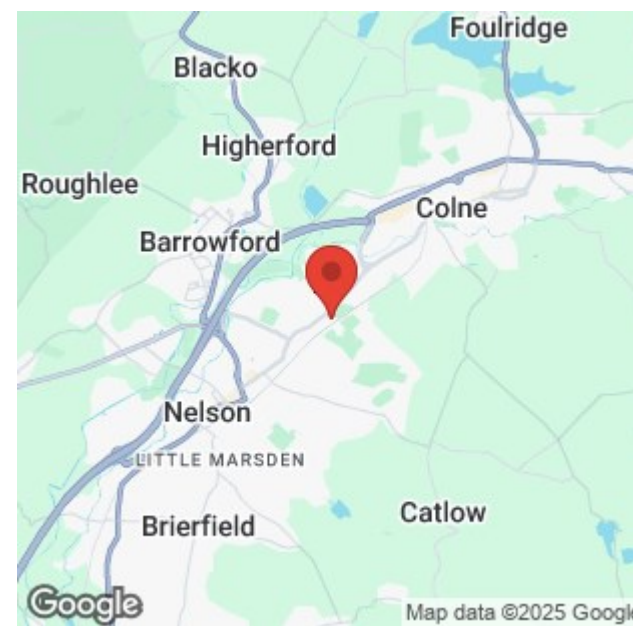
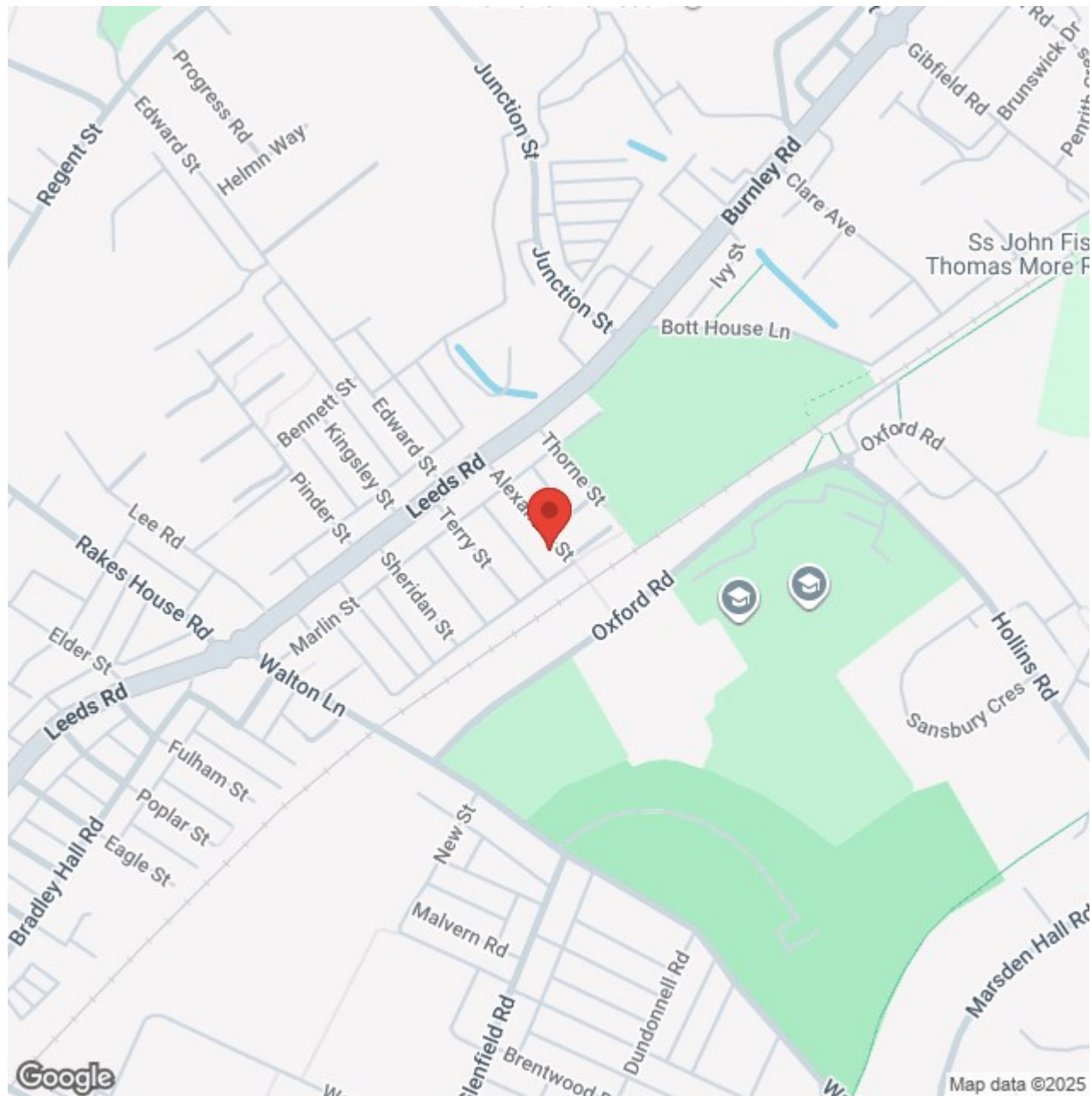
### Offers Over £109,950

- Bay-fronted mid-terraced dwelling
- Two spacious reception rooms
- Three well-proportioned bedrooms
- Fitted kitchen & three-piece bathroom suite
- Low-maintenance forecourt and rear yard
- Offered to the market with no onward chain

Proudly welcomed to the market with no onward chain, this bay-fronted mid-terraced dwelling offers spacious and well-presented accommodation set across two floors. Ideally suited to first-time buyers, families, and investors alike, the property boasts two generous reception rooms, a fitted kitchen, three bedrooms, and a three-piece bathroom suite. Externally, the home benefits from a traditional forecourt and a low-maintenance rear yard, while internally it offers bright, airy spaces with excellent potential for personalisation. Situated in a convenient and popular area of Nelson, the property is within easy reach of local amenities, schools, transport links, and the M65 motorway network.











# Lancashire

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## GROUND FLOOR

### ENTRANCE VESTIBULE

### ENTRANCE HALL

### SITTING ROOM 11'2" x 11'4" (3.41m x 3.46m)

A bright and welcoming front reception room featuring a charming bay window that provides an abundance of natural daylight and a pleasant outlook over the frontage. The room enjoys a cosy focal point with an exposed brick fireplace complete with a stove-style feature, set upon a stone hearth. Finished with neutral décor and fitted carpet underfoot, this spacious sitting room offers an ideal space for relaxation or entertaining.

### LIVING ROOM 13'0" x 14'10" (3.98m x 4.53m)

A generously proportioned second reception room positioned to the rear of the property, offering excellent versatility for family living. The room features a wood-style fireplace surround with a gas fire, complemented by fitted shelving and attractive wood-effect flooring that adds warmth and practicality. A large rear-facing window provides good natural light, while two useful storage cupboards offer additional convenience. This well-sized space is ideal as a dining room, family room, or secondary lounge.

### KITCHEN 10'7" x 7'3" (3.25m x 2.22m)

A well-appointed kitchen fitted with a range of traditional wall and base units, offering generous worktop space and storage throughout. The room is bright and airy thanks to dual aspect windows, while a stable-style external door provides access to

the rear yard. Completed with tiled flooring, a freestanding cooker, and stainless-steel sink unit, this practical kitchen offers excellent potential for modernisation to suit personal taste.

## FIRST FLOOR / LANDING

### BEDROOM ONE 11'2" x 14'10" (3.42m x 4.53m)

A spacious primary bedroom positioned to the front of the property, enjoying an attractive outlook through a large window that allows plenty of natural light to fill the room. Offering ample floorspace for a range of bedroom furnishings, the room also benefits from built-in storage cupboards, laminate flooring, and neutral décor, creating a bright and versatile space ideal for a main bedroom.

### BEDROOM TWO 10'4" x 7'4" (3.16m x 2.25m)

A single bedroom situated to the front of the property, offering a bright and neutral space suitable for use as a child's room, study, or dressing room. The room features a front-facing window, fitted carpet, and simple, clean décor, making it a versatile addition to the home.

### BEDROOM THREE 9'11" x 7'4" (3.04m x 2.24m)

Positioned to the rear of the property, this well-proportioned second bedroom offers a bright and comfortable space ideal for a child's bedroom, guest room, or home office. The room benefits from a rear-facing window providing pleasant rooftop views, along with fitted carpet and neutral décor. The gas combination boiler is neatly housed within the room.

### BATHROOM 4'11" x 6'1" (1.51m x 1.86m)

A three-piece bathroom suite comprising a panelled bath with shower over, pedestal wash basin, and low-level WC. Finished with easy-clean wall panelling and a privacy window, the room offers a practical space with scope for modernisation to suit personal preference.

## LOCATION

Situated in a convenient residential area of Nelson, the property enjoys easy access to a range of local amenities including shops, supermarkets, and well-regarded schools. Excellent transport links are close by, with bus routes and the M65 motorway network within easy reach, making this an ideal location for commuters. Recreational facilities, parks and leisure amenities are also nearby.

## 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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## OUTSIDE

To the front of the property is a traditional forecourt area set behind a low stone wall.

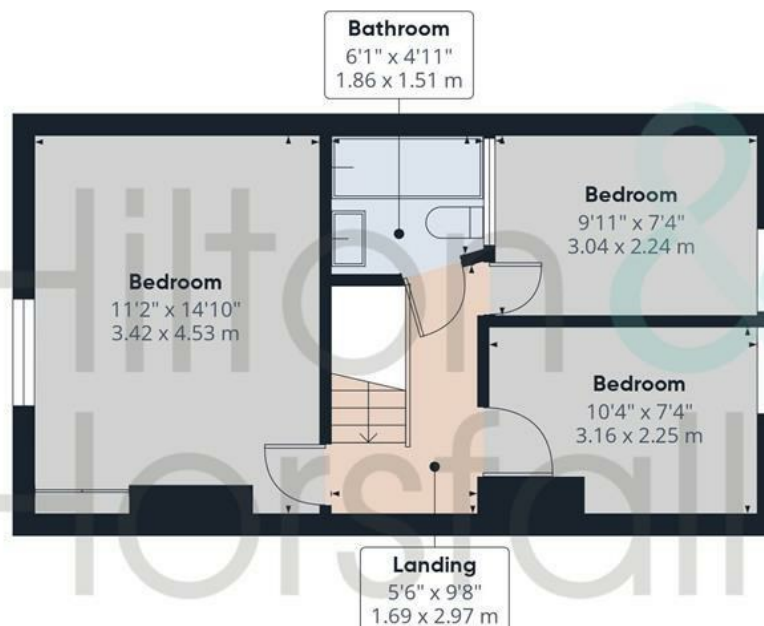
To the rear, there is a low-maintenance paved yard, ideal for outdoor seating or storage, with gated access leading out to the rear street. The space offers practicality and ease of upkeep.







Ground Floor



Floor 1

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

867 ft<sup>2</sup>

80.6 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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