



**Halifax Road, Nelson, BB9 5BQ**

**Offers over £90,000**

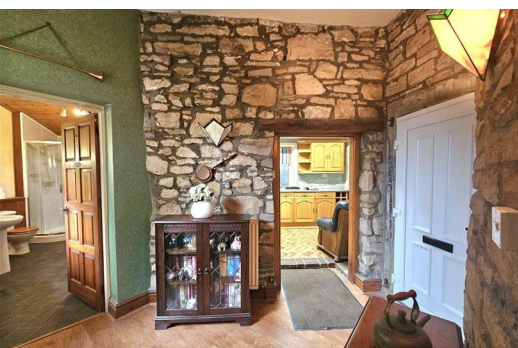
This charming two-bedroom cottage is perfectly situated in a highly convenient part of Brierfield, just a short distance from everyday amenities, the local train station, schools, and nearby parks, as well as the ever-popular Pendle Village Mill with its range of shops. Combining characterful features with excellent potential, the property is well-suited to first-time buyers keen to create their ideal home or those looking to downsize, with the added benefit of a ground floor bathroom and is offered for sale with no vendor chain.

Stepping inside, the welcoming entrance hall with its exposed stone feature walls makes an immediate impression and sets the tone for the charm that continues throughout. The dual-aspect lounge provides a cosy yet versatile living space, perfect for both relaxing evenings and entertaining. The kitchen, with its stone wall, retains a true cottage feel and is enhanced by the practicality of an adjoining utility room. Completing the ground floor is the bathroom, adding flexibility and everyday convenience.

To the first floor, there are two bedrooms, including a spacious main bedroom that benefits from built-in storage, alongside a smaller second bedroom ideal as a single room, guest space, or even a home office for those who work remotely.

Externally, the property offers a driveway to the front providing off-road parking, while to the rear is a low-maintenance yard area.

With its blend of character, potential, and practicality, this lovely cottage presents an exciting opportunity to enjoy life in a well-connected location. **\*\*Viewing Highly Recommended\*\***





## GROUND FLOOR

### Hall

Door to front, radiator, door leading out to rear, doors leading to:

### Lounge

16'4" x 15'9" (4.99m x 4.80m)

Double glazed window to front, double glazed window to rear, feature fireplace, radiator, door opening to stairs leading up to first floor.

### Kitchen

12'3" x 9'9" (3.73m x 2.97m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, space for cooker, double glazed window to side, ceiling skylight, radiator, open plan to:

### Utility

7'9" x 7'3" (2.36m x 2.20m)

Plumbing for washing machine, space for fridge/freezer, space for tumble dryer, window to side, radiator.

### Bathroom

10'8" x 10'3" (3.24m x 3.12m)

Four piece suite comprising pedestal wash hand basin, shower enclosure and walk-in shower area, low-level WC, double glazed window to side, radiator.

## FIRST FLOOR

### Landing

Double glazed window to rear, doors leading to:

### Bedroom 1

10'4" x 11'6" (3.16m x 3.50m)

Double glazed window to front, built-in wardrobes and storage cupboards, radiator.

### Bedroom 2

5'8" x 8'7" (1.73m x 2.61m)

Double glazed window to rear, radiator.

## OUTSIDE

Driveway to the front (with shared right of way for neighbouring property). Yard area to the rear.

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