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BB9 0AR

Delph Heights, Dunderdale Avenue, Nelson
Offers Over £695,000

• Elevated Position With Far-Reaching Views • Gated Driveway And Integral Double Garage • Established Gardens With Lawns And Mature Trees • Principal Bedroom With Balcony, Dressing Area And En-Suite • Spacious Dining Kitchen And Multiple Reception Areas • Approximately One Acre Including Woodland (Vendor Advised) • Substantial Five Bedroom Detached Residence

Occupying an elevated position on Dunderdale Avenue, this substantial five-bedroom detached residence offers spacious and versatile accommodation, established gardens and wonderful far-reaching views across Nelson towards the surrounding countryside. Set behind a gated driveway, the property occupies grounds extending to approximately one acre in total, according to the vendor, with a significant proportion comprising woodland. The house, driveway and rear garden occupy approximately 0.35 acres, also as advised by the vendor. Internally, the accommodation is arranged over two floors and offers an excellent balance of reception and bedroom space. A welcoming entrance leads into an impressive dining room and hallway, where extensive glazing makes the most of the open outlook and a staircase rises to the first floor. The spacious living room enjoys views over the gardens and features French doors opening outside, whilst the generously proportioned dining kitchen provides a comfortable setting for family meals and entertaining, complete with an extensive range of fitted units and a distinctive exposed brick cooking recess. A further sitting room, currently utilised as a bedroom, offers additional flexibility, alongside a ground-floor WC and integral double garage. Upstairs, the principal bedroom benefits from access to its own balcony, a dressing area and an en-suite bathroom. Four further bedrooms, one currently used as a study and another as a hobby room, are complemented by a spacious family bathroom. Externally, the property enjoys a gated block-paved driveway, established lawns, mature planting, paved seating areas and extensive woodland grounds. Offering generous accommodation, flexible living space and an attractive elevated outlook, this distinctive family home presents an excellent opportunity for buyers seeking space both inside and out. All stated land areas are approximate, vendor-advised and have not been independently verified.

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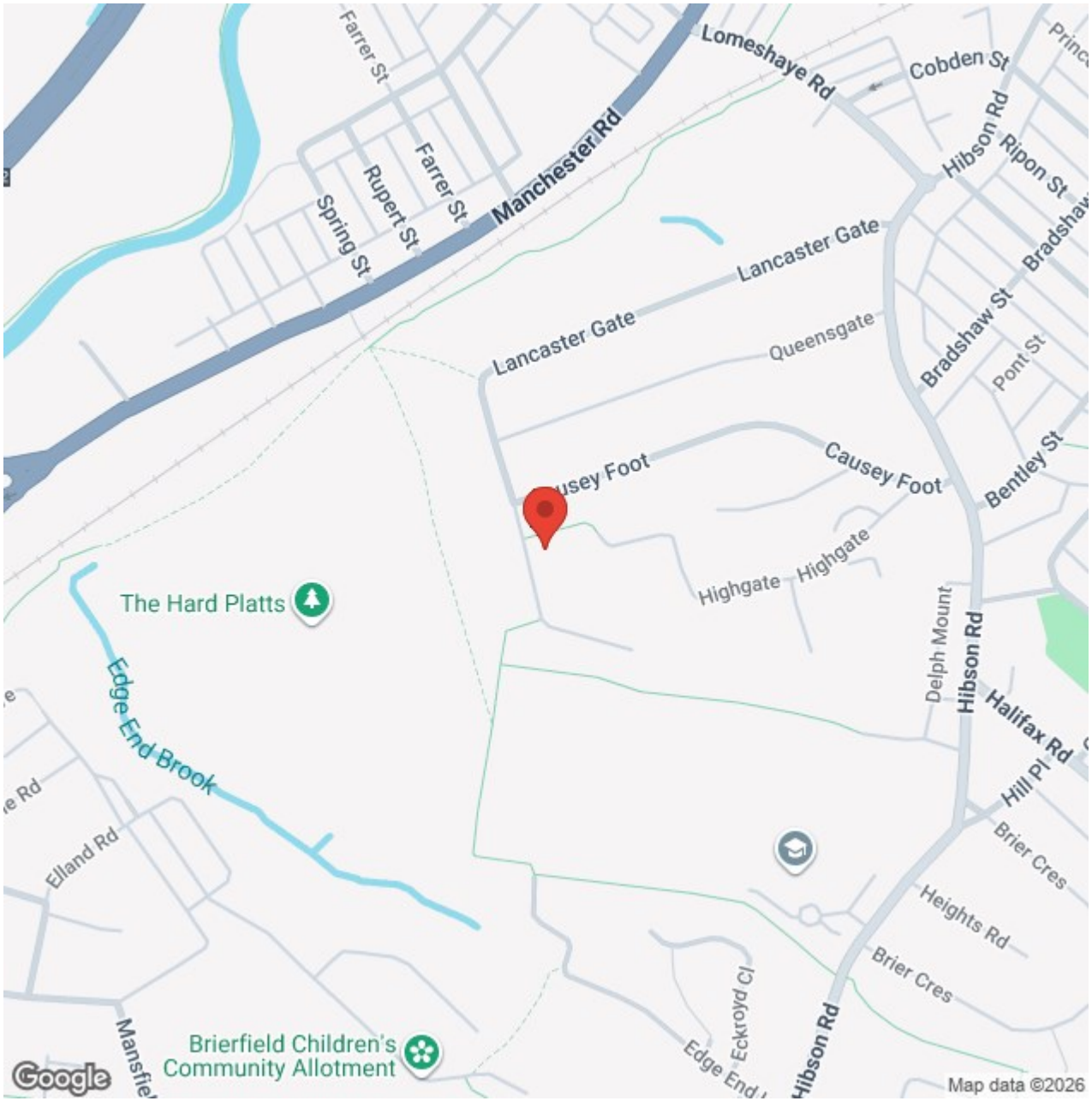
Farrer St
Lomeshaye Rd
Cobden St
Manchester Rd
Hibson Rd
Ripon St
Spring St
Rupert St
Farrer St
Lancaster Gate
Bradshaw
Lancaster Gate
Queensgate
Bradshaw St
Pont St
Causey Foot
Causey Foot
Bentley St
Highgate
Highgate
The Hard Platts
Delph Mount
Hibson Rd
Halifax Rd
Edge End Brook
Hill Pl
Brier Cres
Elland Rd
Heights Rd
Brier Cres
Eckroyd Cl
Hibson Rd
Mansfie
Brierfield Children's Community Allotment
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Roughlee
Colne
Barrowford
WHEATLEY LANE
Fence
LITTLE MARSDEN
Southfield
Catlow
Brierfield
Queen Street Mill Museum
M65
Map data ©2026 Google

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Lancashire

Occupying an elevated position on Dunderdale Avenue, this substantial five-bedroom detached residence offers spacious and versatile accommodation, established gardens and wonderful far-reaching views across Nelson towards the surrounding countryside. Set behind a gated driveway, the property occupies grounds extending to approximately one acre in total, according to the vendor, with a significant proportion comprising woodland. The house, driveway and rear garden occupy approximately 0.35 acres, also as advised by the vendor. Internally, the accommodation is arranged over two floors and offers an excellent balance of reception and bedroom space. A welcoming entrance leads into an impressive dining room and hallway, where extensive glazing makes the most of the open outlook and a staircase rises to the first floor. The spacious living room enjoys views over the gardens and features French doors opening outside, whilst the generously proportioned dining kitchen provides a comfortable setting for family meals and entertaining, complete with an extensive range of fitted units and a distinctive exposed brick cooking recess. A further sitting room, currently utilised as a bedroom, offers additional flexibility, alongside a ground-floor WC and integral double garage. Upstairs, the principal bedroom benefits from access to its own balcony, a dressing area and an en-suite bathroom. Four further bedrooms, one currently used as a study and another as a hobby room, are complemented by a spacious family bathroom. Externally, the property enjoys a gated block-paved driveway, established lawns, mature planting, paved seating areas and extensive woodland grounds. Offering generous accommodation, flexible living space and an attractive elevated outlook, this distinctive family home presents an excellent opportunity for buyers seeking space both inside and out. All stated land areas are approximate, vendor-advised and have not been independently verified.

ENTRY
A welcoming entrance vestibule accessed via a panelled front entrance door, with a decorative glazed panel above, neutral wall décor, dado rail detailing, a central heating radiator and fitted carpeting. An internal panelled door leads through to the main accommodation.

GROUND FLOOR WC 3'3" x 6'11" (1.01m x 2.11m)
A conveniently positioned ground floor WC, fitted with a two-piece suite comprising a low-level WC and a traditional-style wash basin with separate taps. Further features include decorative dado rail detailing, a wall-mounted mirror, wood-effect flooring and a frosted glazed window providing natural light and privacy.

CLOAK ROOM 5'7" x 4'3" (1.71m x 1.31m)

DINING ROOM / HALLWAY 16'10" x 13'5" (5.15m x 4.10m)
An impressive, light-filled dining room and hallway, featuring an extensive arrangement of windows which take full advantage of the far-reaching views across Nelson and towards the surrounding countryside. The generous proportions comfortably accommodate a dining table and chairs, whilst a staircase with white spindle balustrade rises to the first floor. Further features include decorative wall panelling, a vaulted glazed roof section with draped fabric detailing, contemporary flooring and recessed ceiling spotlights. This versatile space provides an attractive central hub to the home, with access to the adjoining ground floor accommodation.

LIVING ROOM 16'7" x 14'6" (5.06m x 4.43m)
A beautifully proportioned and spacious living room, enjoying an abundance of natural light through a large side-facing window and French doors opening onto the garden. The room offers generous space for a variety of seating arrangements, with an attractive feature fireplace incorporating a decorative surround and inset fire providing a focal point. Further features include contemporary wood-effect flooring, decorative ceiling coving, a central ceiling rose with pendant light fitting and wall-mounted lighting. Finished in neutral tones, this elegant reception room provides a comfortable setting for both everyday relaxation and entertaining, whilst enjoying pleasant views over the established gardens.

DINING KITCHEN 19'3" x 18'7" (5.89m x 5.67m)
A generously proportioned dining kitchen, offering an excellent space for family living and entertaining. The kitchen is fitted with an extensive range of traditional-style wall, base and drawer units in a soft grey finish, complemented by contrasting work surfaces and tiled splashbacks. A range-style cooker is positioned within an attractive exposed brick chimney recess, creating a distinctive focal point. Further features include a stainless steel sink with mixer tap, open display shelving, recessed ceiling spotlights and light-coloured flooring. Large windows provide plenty of natural light and pleasant views towards the established gardens, whilst the spacious central dining area comfortably accommodates a substantial table and chairs, with additional room for informal seating.

SITTING ROOM 10'7" x 9'7" (3.25m x 2.94m)
A versatile additional reception room, currently utilised as a bedroom, offering flexibility to accommodate a variety of requirements, including a snug, guest room or home office. A large window provides natural light whilst enjoying far-reaching views towards the surrounding countryside. Further features include wood-effect flooring, neutral wall décor, ceiling coving and space for both bedroom and occasional furniture. Conveniently positioned off the dining kitchen, with access through to the double garage.

DOUBLE GARAGE 19'2" x 17'5" (5.86m x 5.32m)
A generously sized integral double garage, providing substantial space for vehicle parking and additional storage. Conveniently accessible internally from the sitting room, with direct access to the front driveway.

FIRST FLOOR / LANDING
A spacious first floor landing overlooking the impressive dining room and hallway below, with an attractive white spindle balustrade surrounding the open stairwell. The generous landing area is currently utilised as a study space, demonstrating its versatility, whilst an arched opening leads through to the inner hallway providing access to the bedrooms and bathrooms. Finished with neutral wall décor and fitted carpeting, the landing creates a pleasant sense of openness and continuity between the two floors.

BEDROOM ONE 12'7" x 16'8" (3.85m x 5.10m)
An exceptionally spacious principal bedroom, offering generous proportions with ample room for a large double bed, additional seating and freestanding bedroom furniture. Beautifully presented in neutral tones, the room features fitted carpeting, decorative dado rail detailing, ceiling coving and a central heating radiator. French doors with adjoining glazed panels provide an abundance of natural light and open directly onto a private balcony overlooking the front of the property. Further benefits include access to a dressing area and adjoining bathroom, creating a comfortable and versatile principal bedroom suite.

ENSUITE 6'0" x 6'10" (1.83m x 2.10m)
An en-suite bathroom serving the principal bedroom, fitted with a four-piece suite comprising a panelled bath with shower attachment and folding glazed shower screen, a pedestal wash basin with traditional-style taps, low-level WC and bidet. The room features tiled walls with decorative border detailing, wood-effect bath panelling, complementary floor tiling, recessed ceiling spotlight and an extractor fan.

DRESSING ROOM 4'3" x 8'3" (1.31m x 2.53m)
A useful dressing area adjoining the principal bedroom, providing a convenient space for clothing storage and offering access through to the adjoining bathroom.

BALCONY 16'8" x 3'6" (5.10m x 1.09m)
Accessed directly from the principal bedroom through French doors, this first-floor balcony features decorative metal railings and provides an attractive outdoor space overlooking the front of the property.

BEDROOM TWO 10'3" x 14'1" (3.14m x 4.30m)
A generously proportioned double bedroom, enjoying plenty of natural light through two windows, including a front-facing window. The room offers ample space for a double bed and freestanding bedroom furniture, with an attractive feature wallpapered wall providing a decorative focal point. Further features include neutral wall décor, fitted carpeting, ceiling coving and a central heating radiator. A comfortable and well-presented bedroom with a pleasant, airy atmosphere.

WALK-IN WARDROBE 5'2" x 5'2" (1.59m x 1.60m)

BEDROOM THREE 11'1" x 10'10" (3.39m x 3.32m)
A well-proportioned bedroom offering ample space for bedroom furniture, currently arranged with a single bed and occasional furnishings. A large window provides natural light and overlooks the established greenery outside, whilst further features include fitted carpeting, neutral wall décor, a central heating radiator, ceiling coving and a contemporary ceiling-mounted spotlight fitting. A versatile room suitable for use as a bedroom or additional study, depending on individual requirements.

WALK-IN WARDROBE 5'6" x 5'7" (1.70m x 1.71m)

BEDROOM FOUR 10'7" x 10'10" (3.25m x 3.32m)
A well-proportioned fourth bedroom, currently utilised as a hobby room, offering excellent flexibility for use as a double bedroom, guest accommodation or home office. A large window provides natural light and pleasant views over the established greenery outside. Finished with neutral wall décor and fitted carpeting, the room also benefits from a central heating radiator, ceiling coving and a contemporary ceiling light fitting, with ample space for bedroom furniture.

WALK-IN WARDROBE 5'8" x 4'11" (1.73m x 1.52m)

BEDROOM FIVE / STUDY 8'6" x 8'6" (2.61m x 2.61m)
A versatile fifth bedroom, currently utilised as a home office, offering flexibility to suit a variety of requirements. The room accommodates a desk, additional furniture and a single bed, making it equally suitable as a guest bedroom, nursery or dedicated study. A window provides natural light and pleasant views towards the established greenery outside. Further features include contemporary wood-effect flooring, neutral wall décor, a central heating radiator and ceiling-mounted spotlight fitting.

BATHROOM 7'10" x 11'1" (2.40m x 3.39m)
A spacious family bathroom fitted with a four-piece suite comprising a panelled bath with traditional-style taps and decorative wood-effect panelling, a separate shower enclosure with glazed doors, a pedestal wash basin and a low-level WC. The room features partially tiled walls, complementary floor tiling, recessed ceiling spotlights and a frosted glazed window providing natural light and privacy.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/dunderdaleavenelson

LOCATION
Situated on Dunderdale Avenue in Nelson, the property occupies an elevated position with far-reaching views across the town and towards the surrounding Lancashire countryside. Nelson offers a range of everyday amenities, including supermarkets, independent shops, schools and leisure facilities, whilst Nelson railway station provides connections to neighbouring towns. The property is also conveniently positioned for access to nearby Brierfield, Colne, Barrowford and Burnley, offering further shopping, dining and recreational opportunities. The surrounding Pendle area is known for its attractive countryside, providing opportunities to explore local walking routes and the wider rural landscape. Combining a generous plot and established grounds with access to town amenities, the location offers an appealing balance of space and convenience.

Property Particulars & Verification
These particulars are intended as a general guide to the property and do not constitute, nor form part of, any offer or contract. They have been prepared from information supplied by the vendor and from observations made during the course of marketing. Unless stated otherwise, they may be issued in draft form pending approval by the vendor. Hilton & Horsfall has not tested any services, systems, appliances, equipment or installations referred to in these particulars and gives no warranty as to their condition, safety or working order. Measurements are approximate and may have been taken electronically; they should not be relied upon for the ordering or placement of furnishings, floor coverings or for any other purpose requiring precise dimensions. Floorplans are provided for layout and identification purposes only and should not be treated as being to scale unless expressly stated. These particulars should be read together with any material information supplied for the property. Prospective purchasers should satisfy themselves, by inspection, survey, legal enquiries and

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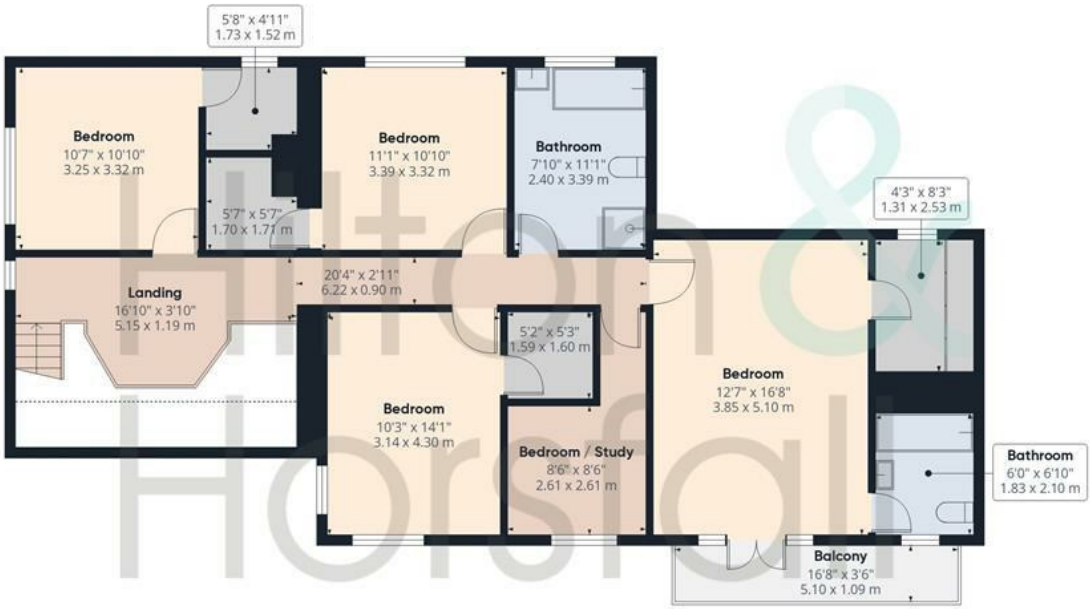
OUTSIDE

Occupying an elevated position, the property enjoys an attractive setting with far-reaching views across Nelson and towards the surrounding countryside. To the front, a gated block-paved driveway provides off-road parking and access to the integral double garage, with established planting and mature trees adding to the surroundings. The gardens feature generous lawned areas, paved seating spaces, mature shrubs, hedging and a variety of established trees, creating attractive outdoor areas for relaxation and entertaining. Beyond the formal gardens, the grounds include an extensive area of woodland, providing an additional natural element to the setting. According to information supplied by the vendor, the overall plot extends to approximately one acre, of which approximately 0.35 acres comprises the house, driveway and rear garden, with the remaining land predominantly consisting of woodland. These areas have not been independently measured or verified by Hilton & Horsfall Estate Agents, and prospective purchasers should satisfy themselves regarding the extent and boundaries of the land.

Ground Floor



Floor 1

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Approximate total area(1)

2459 ft²

228.4 m²

Balconies and terraces

59 ft²

5.5 m²

Reduced headroom

23 ft²

2.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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