



Hilton &
Horsfall

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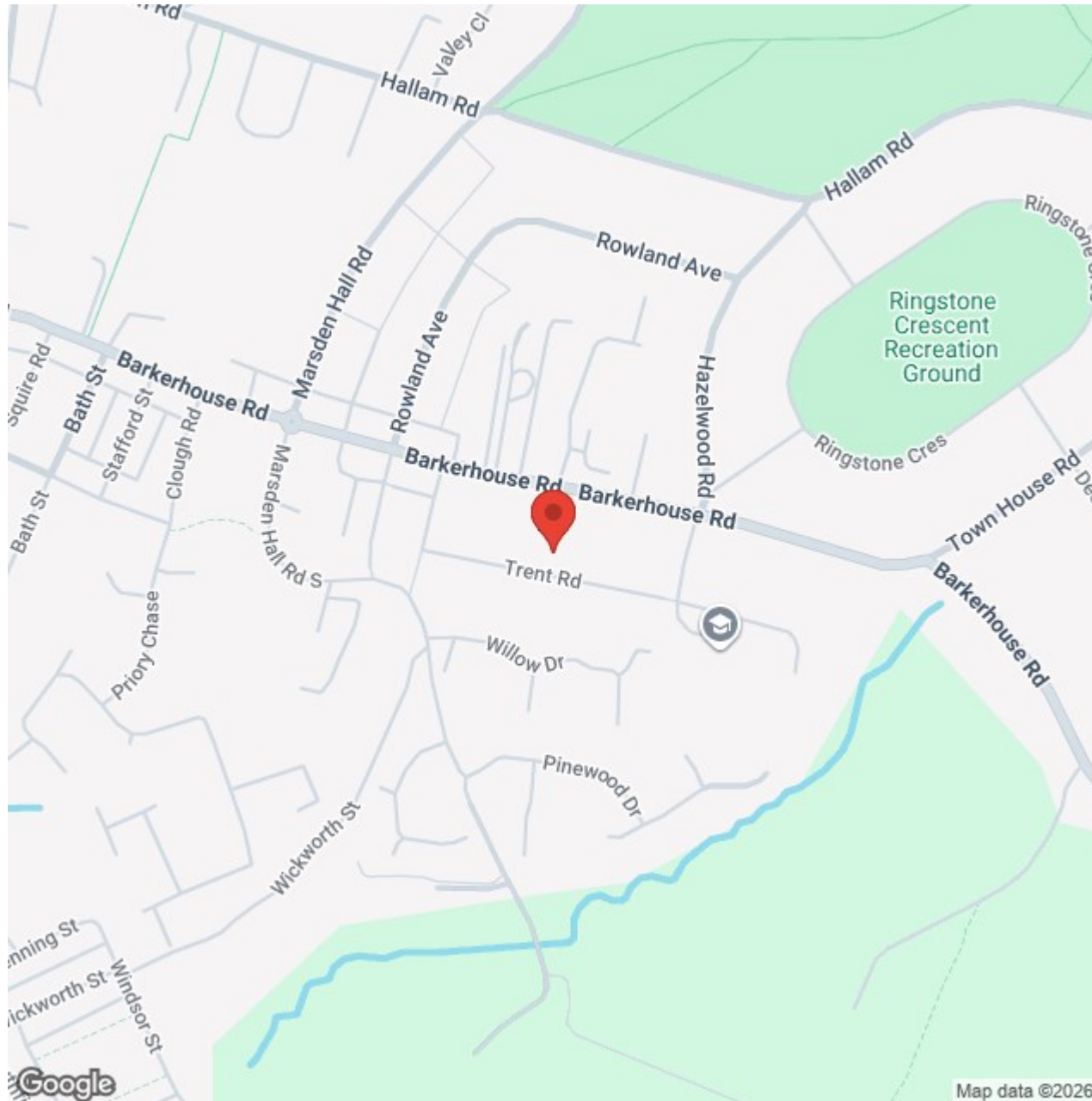
Trent Road, Nelson

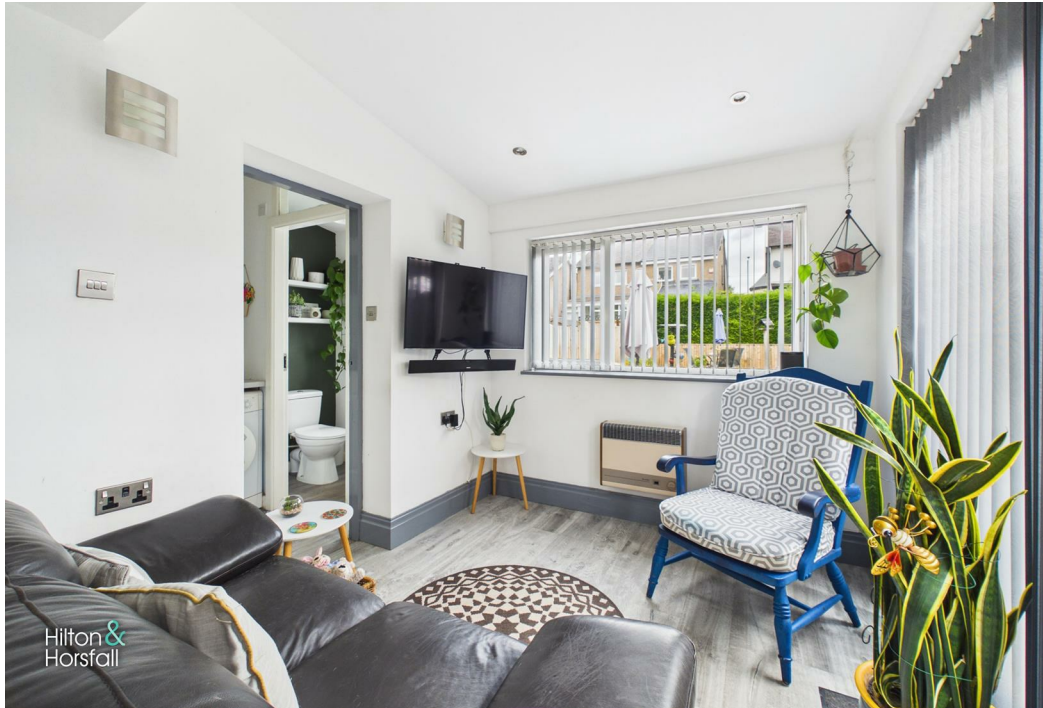
Offers In The Region Of £220,000

- Spacious two-bedroom semi-detached home
- Impressive open-plan dining kitchen & sitting area
- Generous bay-fronted living room
- Two well-proportioned double bedrooms
- Gated driveway providing off-road parking
- Generous enclosed rear garden with substantial timber shed/outbuilding

A beautifully presented two-bedroom semi-detached home offering spacious and versatile accommodation, ideal for first-time buyers, couples or a small family. The ground floor comprises a welcoming entrance hallway, generous bay-fronted living room and an impressive open-plan dining kitchen/sitting area extending across the rear of the property. Completing the ground floor is a useful separate laundry room and WC. To the first floor are two well-proportioned double bedrooms, including a spacious bay-fronted principal bedroom, together with a modern three-piece shower room. Externally, the property benefits from a gated driveway providing off-road parking and a particularly generous enclosed rear garden with lawn, established planting and paved seating areas, together with a substantial timber shed/outbuilding. A superb home which must be viewed to fully appreciate the accommodation and outside space on offer.







Lancashire

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GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hallway accessed via the front entrance door, featuring decorative glazed panels and providing access through to the main living accommodation. Stairs rise to the first floor, with fitted carpet, contrasting handrail and neutral décor creating a bright and well-presented introduction to the home.

LIVING ROOM 12'5" x 14'0" (3.80m x 4.27m)

A well-presented and spacious reception room positioned to the front of the property, featuring a large bay window which allows plenty of natural light to fill the room. The space is finished with decorative wall coverings, feature panel detailing and a focal fireplace with surround, together with contemporary flooring, ceiling coving and a decorative ceiling rose. There is ample room for a generous range of lounge furniture, creating a comfortable and inviting main living space.

DINING KITCHEN / SITTING AREA 19'11" x 14'0" (6.09m x 4.27m)

A superb open-plan living space extending across the rear of the property, combining a fitted kitchen, dining area and additional sitting space. The kitchen is fitted with a range of wood-effect wall and base units, contrasting work surfaces, tiled splashbacks and inset sink unit, together with integrated cooking appliances and space for further freestanding appliances. There is ample room for a family dining table, while the adjoining sitting area provides a versatile second reception space overlooking the rear garden. Large windows allow plenty of natural light into the room, with the open-plan arrangement creating a practical and sociable everyday living space.

LAUNDRY ROOM 3'11" x 4'11" (1.21m x 1.52m)

A useful separate laundry area positioned just off the open-plan dining kitchen, providing space and plumbing for a washing machine beneath a fitted work surface. Finished in a bright neutral style and providing direct access through to the ground-floor WC.

GROUND FLOOR WC 3'1" x 5'2" (0.95m x 1.58m)

A useful ground-floor cloakroom accessed via the laundry room, fitted with a two-piece suite comprising a low-level WC and pedestal wash basin. Finished with contemporary décor, fitted shelving and a frosted window providing natural light and privacy.

FIRST FLOOR / LANDING

BEDROOM ONE 12'6" x 13'10" (3.82m x 4.24m)

A generous double bedroom positioned to the front of the property, featuring a large bay window which provides excellent natural light. The room offers ample space for a full range of bedroom furniture and benefits from fitted wardrobes, wood-effect flooring, ceiling coving and tasteful décor, creating a bright and comfortable principal bedroom.

BEDROOM TWO 11'9" x 8'6" (3.59m x 2.60m)

A good-sized second double bedroom positioned to the rear of the property, enjoying an outlook over the garden. The room offers space for a range of bedroom furniture and is finished with wood-effect flooring, ceiling coving and contemporary décor.

SHOWER ROOM 8'6" x 5'5" (2.61m x 1.66m)

A modern first-floor shower room fitted with a three-piece suite comprising a walk-in shower enclosure with glazed screen, low-level WC and contemporary wash basin with vanity storage beneath. The room is finished with complementary wall and floor tiling, feature textured tiling within the shower area, recessed ceiling spotlights, extractor fan and a frosted window providing natural light.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/trentrdnelson>

LOCATION

Situated on Trent Road in a popular residential area of Nelson, the property is conveniently positioned for a range of local amenities including shops, supermarkets, schools and everyday services. Nelson town centre is within easy reach and provides a wider selection of shopping and leisure facilities, together with bus and rail connections. For commuters, the property offers convenient access to the surrounding towns of Colne, Barrowford and Burnley, while nearby access to the M65 motorway provides excellent links throughout East Lancashire and towards the wider motorway network. A selection of parks, countryside walks and recreational facilities can also be found within the surrounding area.

PUBLISHING

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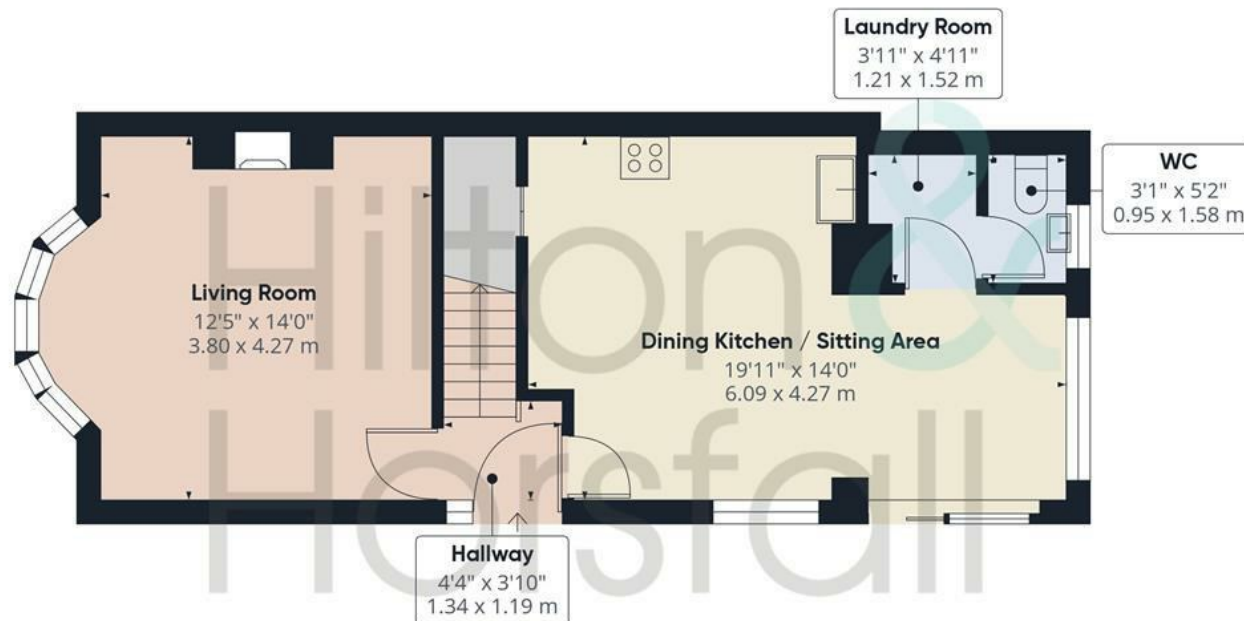
BB9 ONLY



OUTSIDE

Externally, the property benefits from a gated driveway providing off-road parking to the front, together with a low-maintenance garden area enclosed by mature hedging. To the rear is a generous enclosed garden, predominantly laid to lawn with paved pathways, established borders and a choice of patio seating areas, providing an excellent space for relaxing and entertaining.

The garden also features a substantial timber shed/outbuilding, offering useful additional storage or potential workspace.

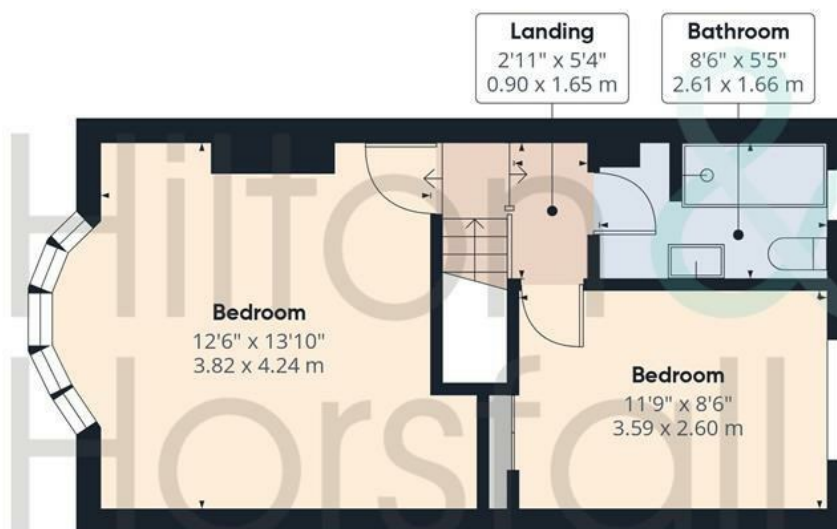


Ground Floor

Approximate total area⁽¹⁾

852 ft²

79.2 m²



Floor 1

(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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