





Hilton &  
Horsfall

BB9 8JY

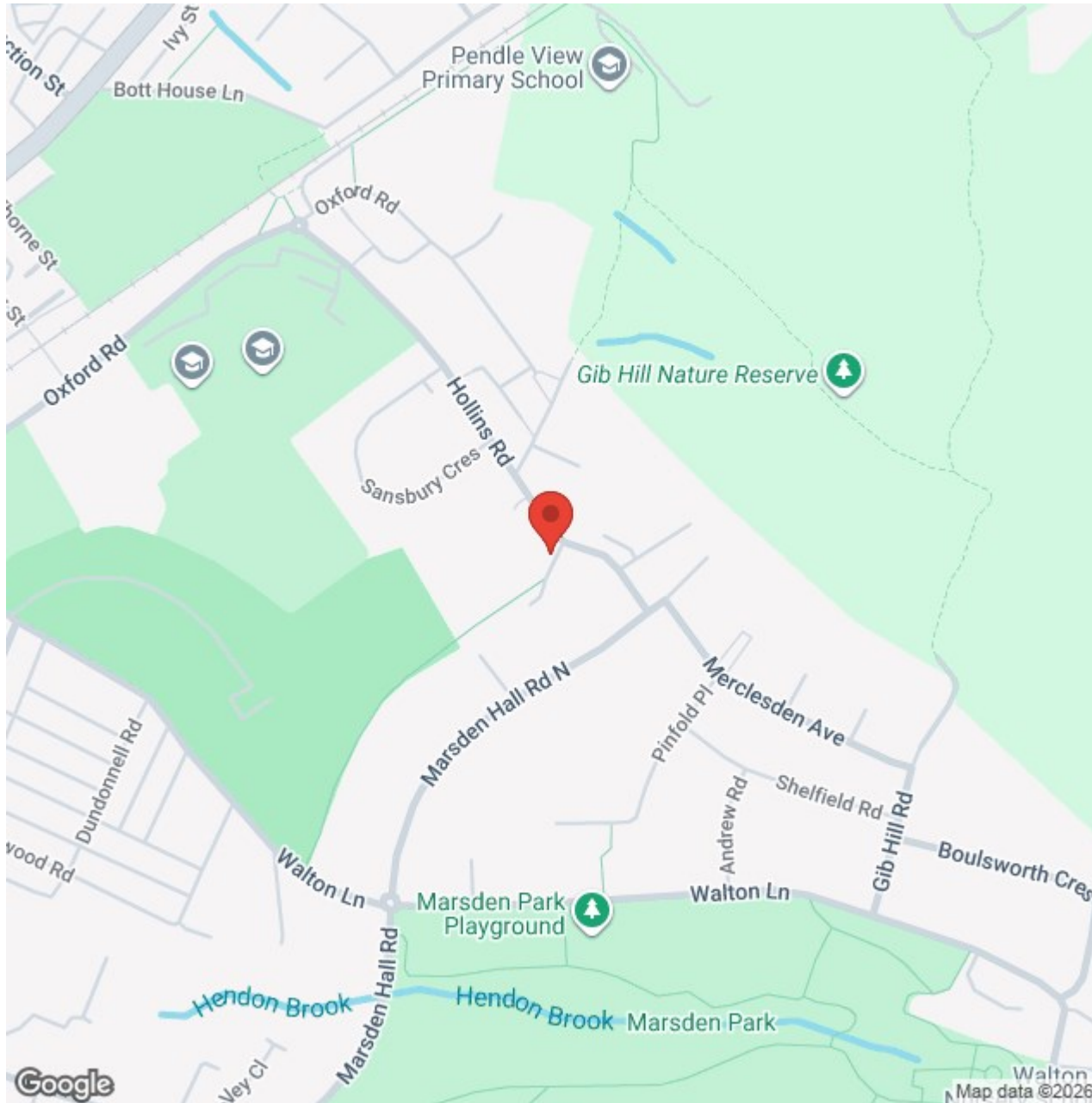
## Hollins Road, Nelson

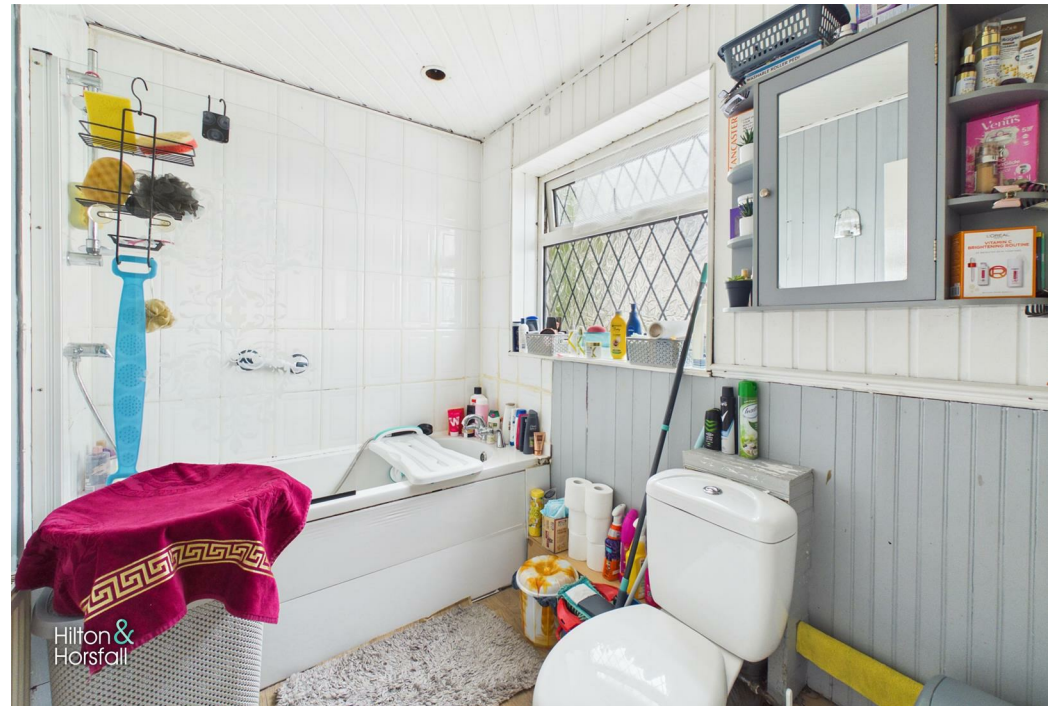
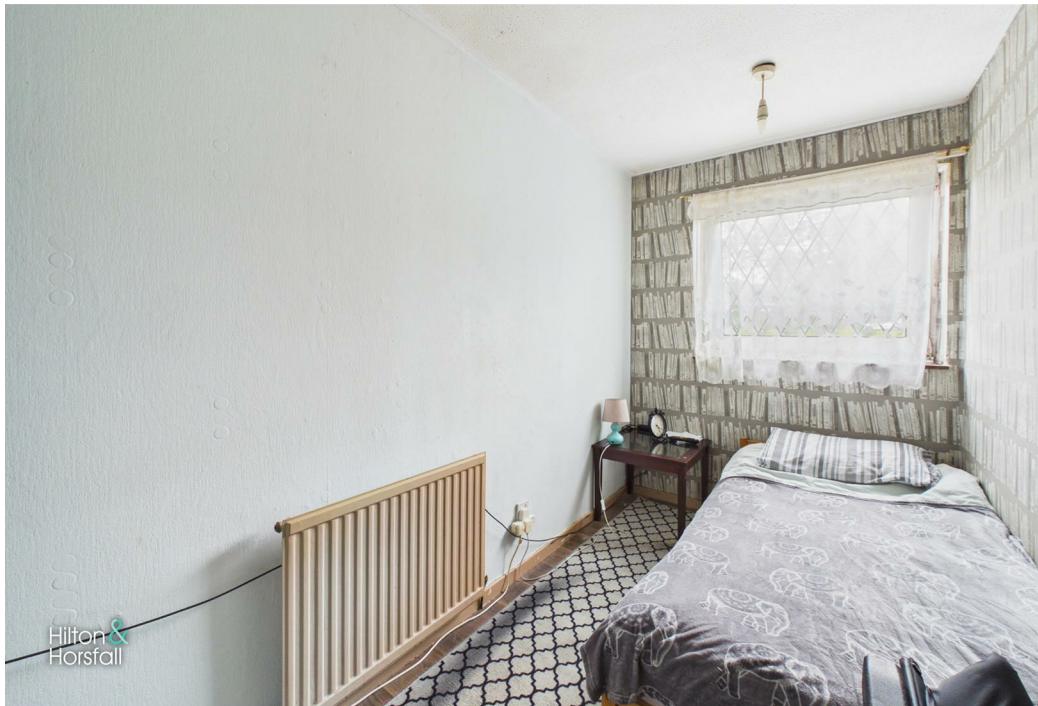
### Offers In The Region Of £115,000

- Three-bedroom end property
- Offered with no onward chain
- Spacious living room & dining kitchen
- Enclosed rear garden with storage shed
- Available with vacant possession or tenant in situ
- Ideal first-time buy or investment opportunity

Situated on a generous corner plot, this three-bedroom end property presents an excellent opportunity for first-time buyers, families and investors alike. Offering well-proportioned accommodation throughout, the property comprises an entrance hallway, spacious living room, dining kitchen, three bedrooms and a family bathroom. The property is currently tenanted but can be made available with vacant possession upon completion, whilst investors may wish to retain the existing tenant subject to separate agreement. Externally, the property benefits from an enclosed rear garden incorporating a paved patio, lawned area and a useful detached storage shed. Conveniently located for access to local amenities, schools and transport links, this property is offered to the market with no onward chain and early viewing is highly recommended.







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## Lancashire

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### GROUND FLOOR

#### HALLWAY

#### LIVING ROOM

A spacious and inviting living room positioned to the front of the property, featuring a large window allowing for plenty of natural light. The room offers ample space for both seating and occasional furniture, complemented by a decorative fireplace creating an attractive focal point. Finished with neutral décor, this comfortable reception room provides an ideal space for relaxing and entertaining.

#### DINING KITCHEN

A generously proportioned dining kitchen extending across the rear of the property, fitted with a range of matching wall and base units, contrasting work surfaces and space for a variety of appliances. The room comfortably accommodates a dining table, making it an ideal space for everyday family meals and entertaining guests. Positioned to the rear, the dining area enjoys pleasant views over the garden and benefits from French doors opening directly onto the patio, creating a seamless connection between the indoor and outdoor living spaces. The kitchen is further enhanced by recessed spot lighting and ample storage throughout.

### FIRST FLOOR / LANDING

#### BEDROOM ONE

A well-proportioned double bedroom positioned to the rear of the property, enjoying a pleasant outlook over the garden. The room offers ample space for a double bed alongside a range of additional bedroom furnishings, creating a comfortable and versatile space suitable for a variety of needs. Natural light is provided via a large window, enhancing the bright and airy feel throughout.

#### BEDROOM TWO

A comfortable bedroom positioned to the rear of the property, benefitting from a window overlooking the garden and allowing for a good degree of natural light. The room provides space for a bed and accompanying furniture, making it ideal as a child's bedroom, guest room or home office depending on individual requirements. A pleasant and versatile room offering a range of potential uses.

#### BEDROOM THREE

A well-presented third bedroom situated to the rear of the property, enjoying views over the garden and a pleasant degree of natural light. Currently utilised as a bedroom and study space, the room offers versatility to suit a variety of requirements, whether as a child's bedroom, guest room, nursery or home office. A practical addition to the accommodation with space for both bedroom and workstation furniture.

#### BATHROOM

Fitted with a three-piece suite comprising a panelled bath with shower over, low-level WC and pedestal wash hand basin. The room benefits from complementary tiled splashbacks, a privacy glazed window allowing in natural light and useful storage provisions. A functional family bathroom serving all three bedrooms.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/hollins-road-nelson>

#### LOCATION

Situated within a well-established residential area of Nelson,

this property enjoys convenient access to a range of local amenities including shops, supermarkets, schools and healthcare facilities. Nelson town centre is within easy reach, whilst nearby transport links provide access to neighbouring towns such as Burnley, Colne and Barrowford. The area also benefits from a selection of parks and recreational facilities, making it a practical location for a variety of purchasers.

#### 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.

#### PUBLISHING

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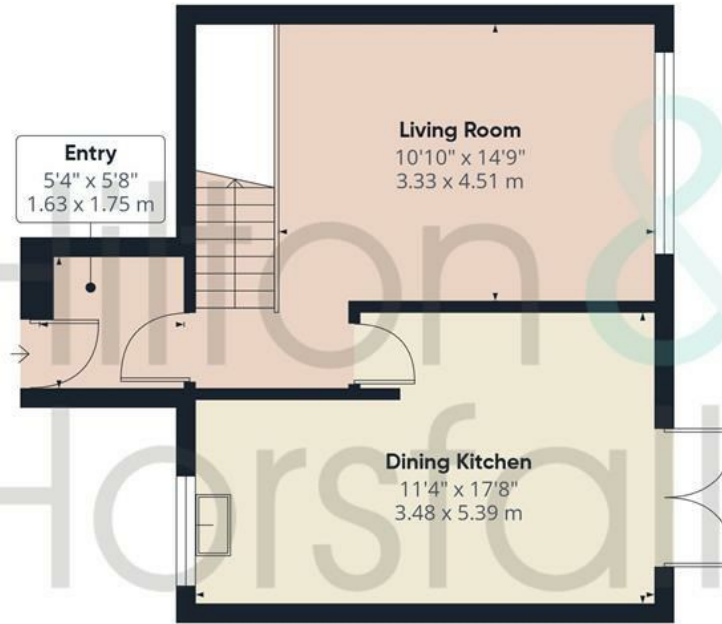
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## OUTSIDE

Externally, the property benefits from a low-maintenance frontage with pedestrian access to the entrance. To the rear is an enclosed garden incorporating a paved patio seating area, lawned section and a useful detached storage shed. The garden offers excellent potential for outdoor enjoyment and provides a secure space for children, pets or gardening enthusiasts. A gate to the side elevation provides convenient access to and from the rear garden.

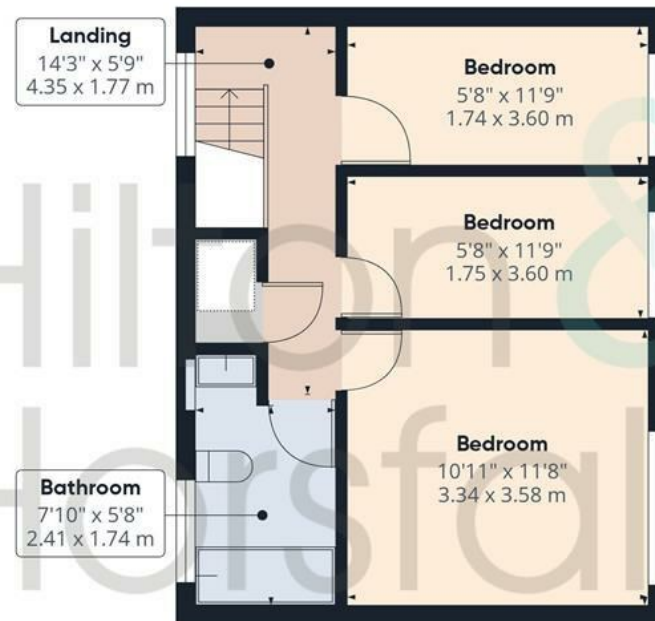


Ground Floor

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

791 ft<sup>2</sup>

73.5 m<sup>2</sup>



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.







## Hilton & Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. 01282 560024