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BB9 8LR

Thursby Road, Nelson

Offers Over £155,000

• Generous Enclosed Rear Garden With Raised Decking • Garden Shed / Summer House And Additional External Storage • Conservatory Overlooking The Rear Garden • Spacious Living Room With Feature Fireplace • Off-Road Parking For Two Vehicles • Three Bedroom Semi-Detached Home

Situated on Thursby Road in Nelson, this three-bedroom semi-detached home offers well-proportioned accommodation arranged over two floors, complemented by off-road parking for two vehicles and a generous rear garden with a raised decking area. The property provides a practical layout suited to a variety of purchasers, with a spacious living room, modern dining kitchen and conservatory overlooking the garden.

Entering the property, the hallway leads into a welcoming living room featuring a large front-facing window, neutral décor and a contemporary wall-mounted feature fireplace. To the rear, the modern dining kitchen is fitted with a range of contrasting high-gloss units, complementary work surfaces and integrated cooking appliances, including a Bosch double oven, microwave and gas hob. There is ample space for a dining table and chairs, while double doors lead into the conservatory, creating a pleasant connection between the living accommodation and garden.

The conservatory offers a versatile additional reception space with windows to three sides and French doors opening onto the rear patio, making it suitable for use as a sitting area, playroom or hobby room.

On the first floor, there are three bedrooms and a family bathroom. Bedroom one is a generously proportioned double room overlooking the rear garden, whilst bedroom two also enjoys a rear-facing aspect. Bedroom three is positioned to the front and is currently arranged as a home office and gaming room. The family bathroom is fitted with a three-piece suite incorporating a bath with an overhead rainfall shower.

Externally, the property benefits from off-road parking for two vehicles to the front and gated access to the side. To the rear is a generous enclosed garden, mainly laid to lawn, with a raised timber decking area, patio, garden shed and useful external storage.

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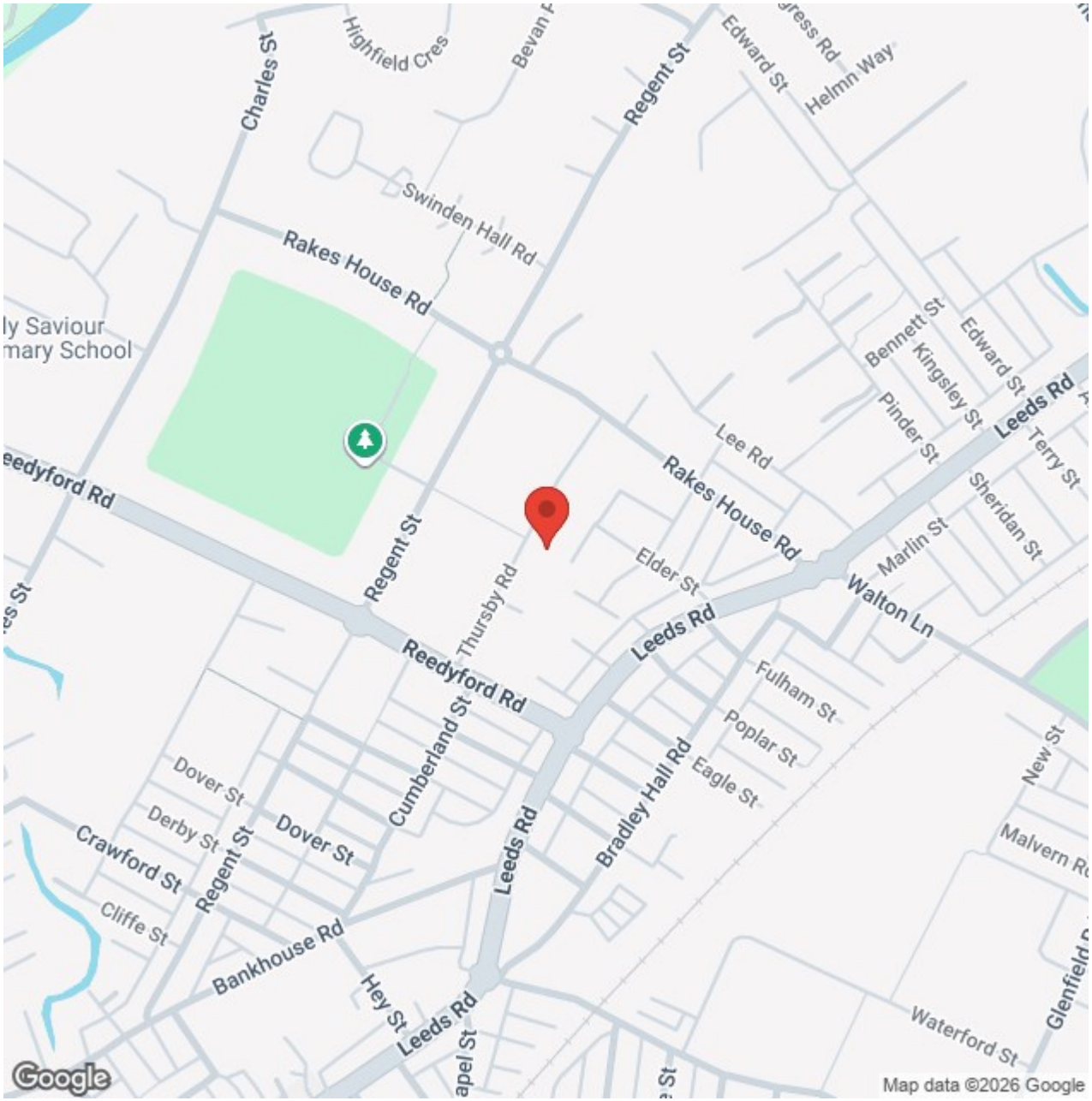
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Leeds Rd
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Sheridan St
Marlin St
Elder St
Walton Ln
Leeds Rd
Reedyford Rd
Fulham St
Poplar St
Eagle St
Cumberland St
Bradley Hall Rd
New St
Dover St
Derby St
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Lancashire

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GROUND FLOOR

ENTRANCE HALL 4'9" x 4'7" (1.46m x 1.42m)
The entrance hallway provides access to the living room and staircase leading to the first floor.

LIVING ROOM 13'11" x 15'10" (4.25m x 4.83m)
A spacious and welcoming living room offering ample space for comfortable seating arrangements. A large window to the front elevation allows plenty of natural light into the room, whilst a contemporary wall-mounted feature fireplace provides an attractive focal point. The room is finished with neutral décor, fitted carpeting, a central ceiling light fitting with decorative ceiling rose, wall lighting and a radiator.

DINING KITCHEN 8'5" x 18'9" (2.59m x 5.73m)
A modern dining kitchen fitted with a range of high-gloss wall and base units in contrasting white and deep purple, complemented by light-coloured work surfaces and matching splashbacks. Integrated appliances include a Bosch double oven, microwave and gas hob with an extractor hood above. There is a one-and-a-half bowl sink with a contemporary spring-neck mixer tap, together with space and plumbing for a washing machine and dishwasher. The kitchen benefits from wood-effect flooring, under-cabinet lighting and a window to the side elevation. At the opposite end, there is ample space for a dining table and chairs, a vertical radiator, double doors opening into the conservatory and an external door providing access outside.

CONSERVATORY 8'10" x 11'3" (2.71m x 3.45m)
A bright conservatory enjoying views over the rear garden, with windows to three sides allowing plenty of natural light into the room. Featuring a pitched polycarbonate roof, decorative patterned flooring and French doors opening onto the rear patio. Accessed from the dining kitchen, this versatile space offers potential for a variety of uses, including an additional sitting area, playroom or hobby room.

FIRST FLOOR / LANDING
The first floor landing provides access to all three bedrooms and the family bathroom, with a staircase leading down to the ground floor.

BEDROOM ONE 14'0" x 10'5" (4.28m x 3.19m)
A generously proportioned double bedroom situated to the rear of the property, with a large window overlooking the garden and allowing plenty of natural light into the room. There is ample space for a double bed, wardrobes and additional bedroom furniture, whilst the room is finished with fitted purple carpeting, decorative wallpaper bordering, a central ceiling light fitting and neutral-coloured walls.

BEDROOM TWO 8'6" x 10'9" (2.60m x 3.29m)
A well-proportioned bedroom situated to the rear of the property, with a window overlooking the garden and allowing natural light into the room. Currently arranged as a child's bedroom, the room offers space for a bed and additional bedroom furniture. Features include fitted carpeting, pink décor with a patterned feature wall, a central ceiling light fitting and a radiator positioned beneath the window.

BEDROOM THREE 11'1" x 8'2" (3.40m x 2.51m)
A well-proportioned third bedroom situated to the front of the property, currently utilised as a home office and gaming room. Offering flexible accommodation, the room could equally serve as a bedroom, study or hobby room. Features include a window to the front elevation, light blue painted walls, fitted carpeting, a central ceiling light fitting and a radiator.

BATHROOM 5'0" x 6'0" (1.53m x 1.85m)
The family bathroom is fitted with a three-piece suite comprising a panelled bath with a wall-mounted rainfall shower, separate handheld shower attachment and a glass shower screen, a pedestal wash basin and a low-level WC. The walls surrounding the bath are finished with neutral-coloured tiling and a decorative mosaic border. Additional features include a wall-mounted mirrored cabinet and a frosted window providing natural light and privacy.

EXTERNAL STORAGE 8'10" x 2'3" (2.70m x 0.71m)
A small external storage area accessed from the rear garden, providing useful additional space for storing garden equipment and other household items.

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

LOCATION
Thursby Road is a residential street in Nelson, Lancashire, conveniently positioned for access to the town centre and a range of everyday amenities. Nearby facilities include local shops, supermarkets, primary and secondary schools, together with bus services connecting to the surrounding area. Nelson town centre provides additional shopping facilities, leisure amenities and a bus and railway interchange, with train services towards Colne, Burnley and Preston. The property is also well placed for access to the M65 motorway network, providing road connections towards Burnley, Blackburn and the wider region. The neighbouring towns of Colne and Barrowford are also within easy reach, offering further independent shops, cafés and local amenities.

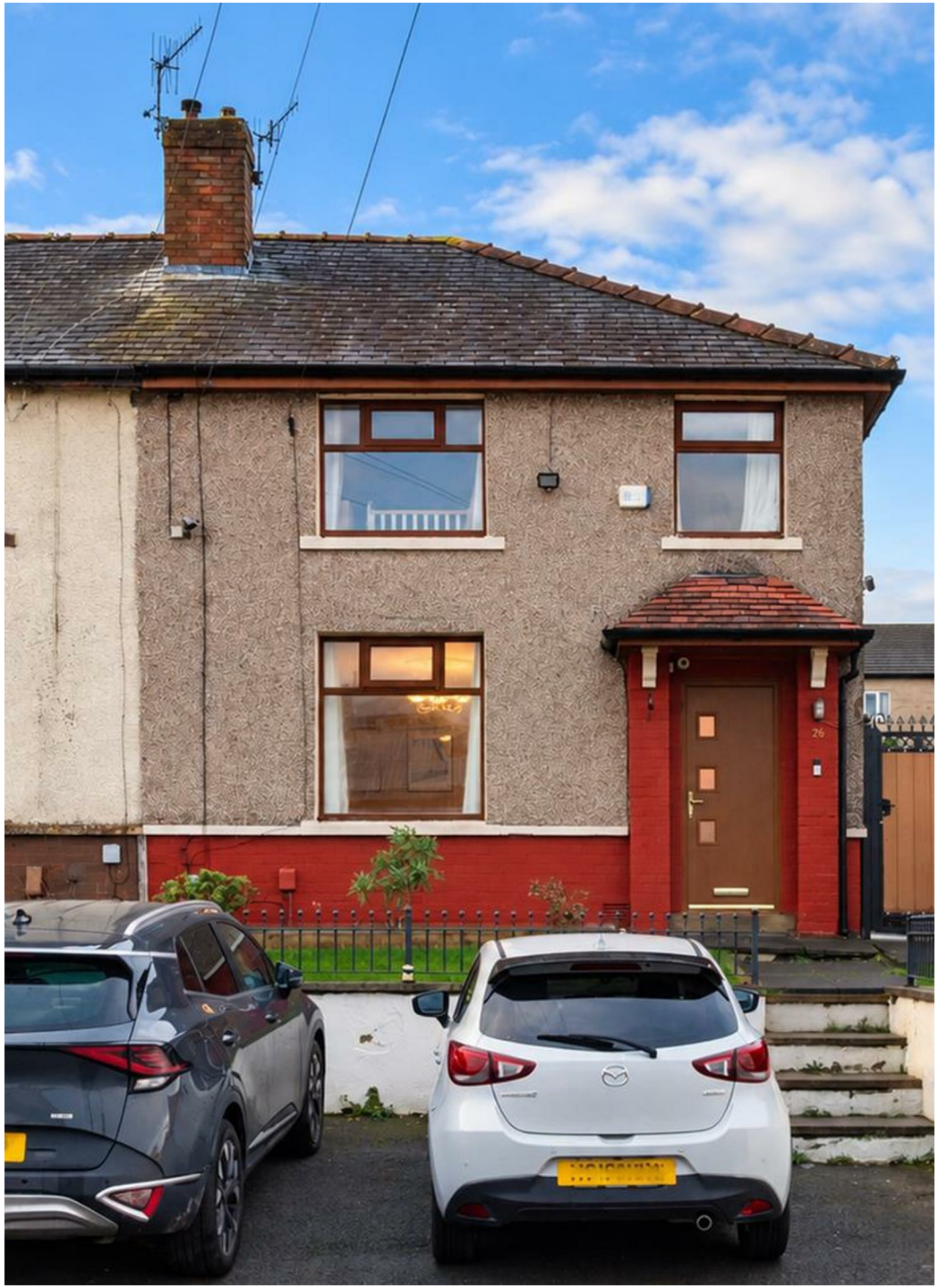
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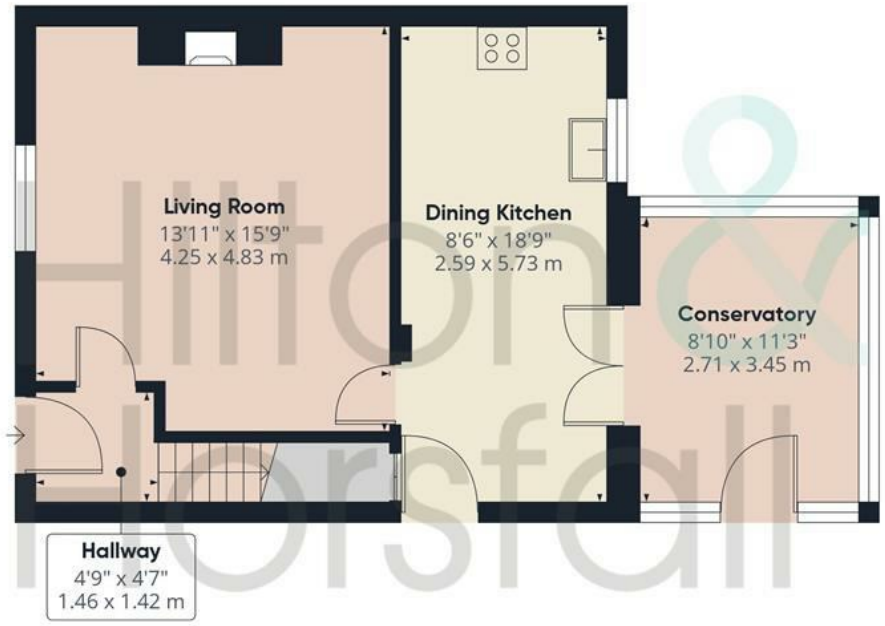


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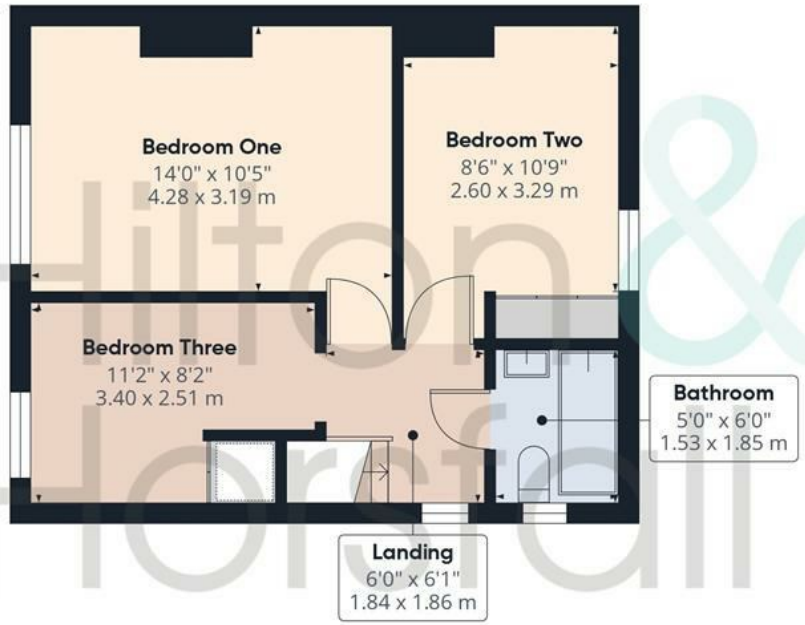
OUTSIDE

To the front of the property is an area providing off-road parking for two vehicles, together with a small garden area and steps leading up to the main entrance. A gated pathway to the side provides access around to the rear garden.

To the rear is a generous enclosed garden, mainly laid to lawn and bordered by timber fencing. A raised timber decking area provides an excellent space for outdoor seating, dining and entertaining, with steps leading down to the lawn. There is also a paved patio area, a timber garden shed and a small external storage area accessed from the garden. The combination of lawn, decking and patio provides useful outdoor space for relaxing, entertaining and family activities.



Ground Floor Building 1



Floor 1 Building 1



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Approximate total area(1)

914 ft²

84.8 m²

(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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