





Hilton &  
Horsfall

BB9 9LZ

## Ringstone Crescent, Nelson Offers In The Region Of £189,950

- Three-bedroom semi-detached home
- Stylish living room with feature fireplace
- Modern fitted kitchen with breakfast island
- Contemporary shower room with luxury shower cubicle
- Large landscaped rear garden
- Open green views to the front
- Sought-after location in Nelson

A beautifully presented three-bedroom semi-detached home offering stylish interiors, a generous rear garden, and a sought-after position with open green views to the front. This superb property is ideal for families or those seeking a home in a well-connected yet peaceful location.



Hilton & Horsfall



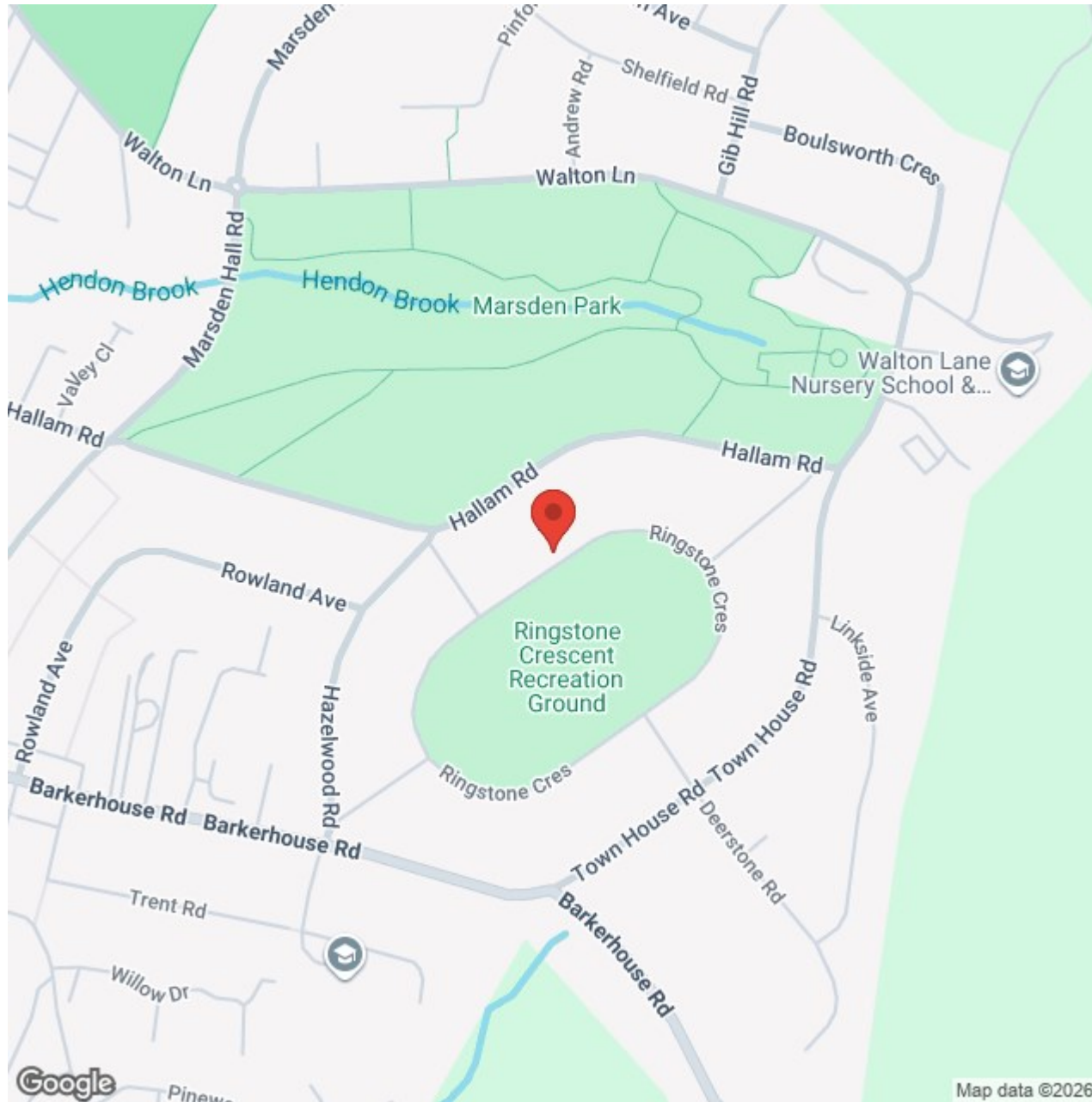
Hilton & Horsfall

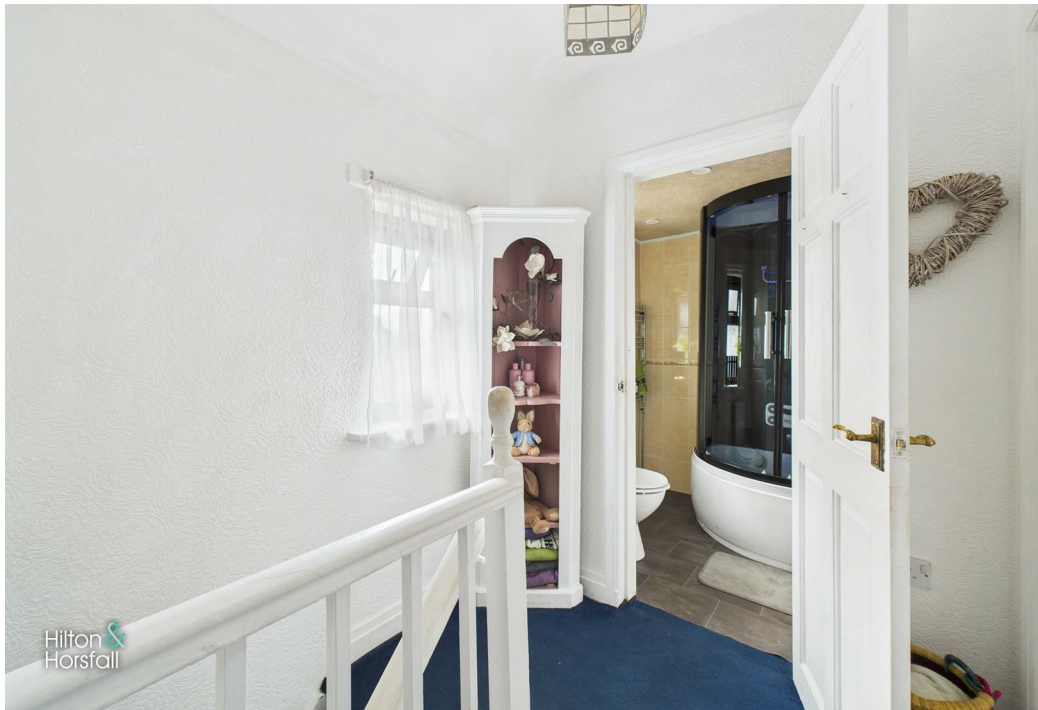


Hilton & Horsfall



Hilton & Horsfall





BB9 9LZ

## Lancashire

A beautifully presented three-bedroom semi-detached home offering stylish interiors, a generous rear garden, and a sought-after position with open green views to the front. This superb property is ideal for families or those seeking a home in a well-connected yet peaceful location.

### GROUND FLOOR

#### ENTRANCE HALL

With access to the living room and stairs to the first floor.

#### LIVING ROOM 13'11" x 15'10" (4.25m x 4.85m)

A bright and inviting main reception room featuring a charming exposed brick-effect fireplace with inset modern fire, wood flooring, and ample space for family seating. A large front-facing window enjoys views over the green, enhancing the sense of space and light.

#### BREAKFAST KITCHEN 8'6" x 15'9" (2.60m x 4.81m)

A stunning, well-planned kitchen fitted with a range of modern units in a deep plum gloss finish, complemented by wooden work surfaces and feature copper pendant lighting. Includes integrated oven, hob with extractor, space for appliances, breakfast island, and views over the rear garden.

#### GROUND FLOOR WC 5'0" x 2'7" (1.53m x 0.80m)

Convenient downstairs cloakroom, accessed from the kitchen.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 13'10" x 10'5" (4.22m x 3.19m)

A spacious double bedroom positioned to the front of the house, featuring built-in wardrobes, a feature wall, and a large window allowing for plenty of natural light.

#### BEDROOM TWO 8'7" x 12'6" (2.64m x 3.82m)

A generous second bedroom overlooking the rear garden, decorated in light tones and offering ample space for furnishings.

#### BEDROOM THREE 10'10" x 8'2" (3.31m x 2.50m)

A versatile third bedroom to the front of the property, ideal as a single room, nursery, or home office.

#### SHOWER ROOM 5'1" x 5'11" (1.56m x 1.82m)

Modern fully tiled shower room fitted with a luxury enclosed steam/shower cabin with built-in jets and lighting, vanity wash basin, and low-level WC.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/ringtsone-crescent>

#### LOCATION

Ringstone Crescent enjoys a convenient yet peaceful setting, overlooking an open green to the front. The property is within easy reach of local schools, shops, supermarkets, and amenities. Excellent transport links are available via the M65 motorway, nearby railway stations, and regular bus services, providing easy access to Burnley, Colne, and beyond.

#### PUBLISHING

You may download, store and use the material for your own personal use and research. You may not

republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)

#### 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.



Hilton &  
Horsfall

BB9 9LZ

## OUTSIDE

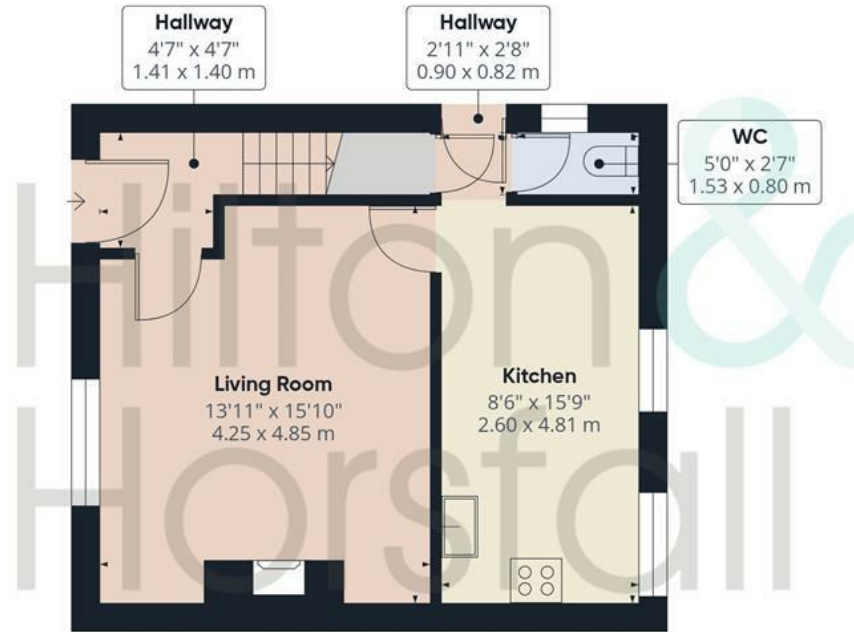
### Front

Attractive frontage with lawn, established hedging, and pathway to the front door.

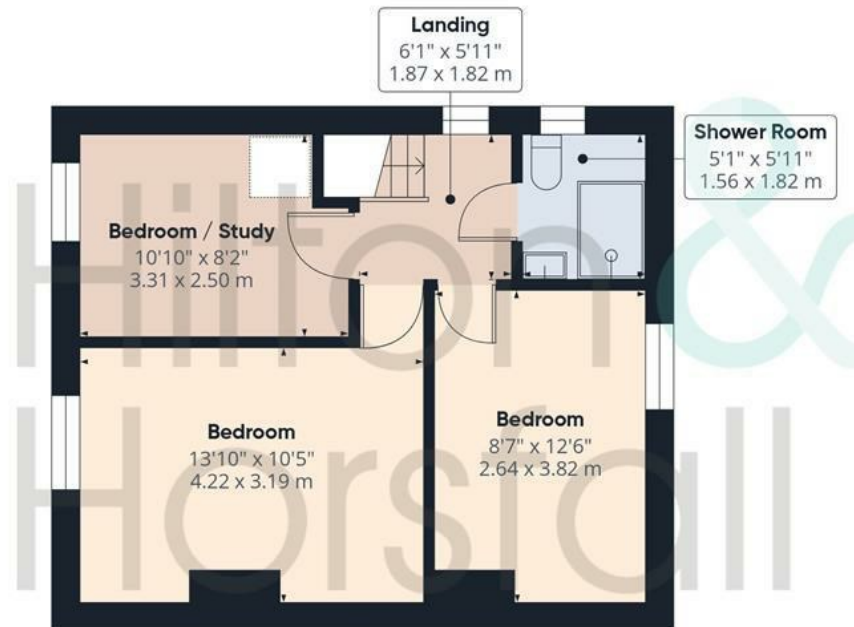
### Rear Garden

A standout feature of the home — this large, beautifully landscaped garden offers lawned areas, mature planting, decorative borders, and multiple seating zones including a decked terrace, perfect for outdoor dining and entertaining.





Ground Floor



Floor 1

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

796 ft<sup>2</sup>

73.9 m<sup>2</sup>

(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



Hilton &  
Horsfall



# Hilton & Horsfall

Road

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

ESTATE AGENT  
IN COLNE & NELSON  
[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)  
t. 01282 560024

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)  
t. 01200 435667