



188 Halifax Road

Nelson, Nelson

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Open Aspect to the Rear
- Stunning Family Home
- Council Tax Band D - Leasehold Tenure
- EPC: D
- Gardens Front and Rear
- Three Bedrooms
- Popular Location
- Log Burner



Ground Floor

Step through the front door into a bright and welcoming hallway that immediately sets the tone for the rest of the home. To the front, a beautifully presented lounge enjoys a bay window that draws in plenty of natural light. A feature fireplace with a log burner adds both warmth and character, making it an inviting spot during the colder months. A second reception room sits just behind, offering flexibility as a living room or dining area, ideal for family life or entertaining guests. To the rear, the property opens up into a stylish kitchen diner that has been thoughtfully designed with both practicality and aesthetics in mind. The sleek cabinetry, quality worktops and integrated appliances create a clean, contemporary feel, while the dining space provides a natural hub for everyday living. French doors lead out to the garden, seamlessly connecting indoor and outdoor space. A separate utility room and a modern ground floor shower room adds further convenience.

First Floor

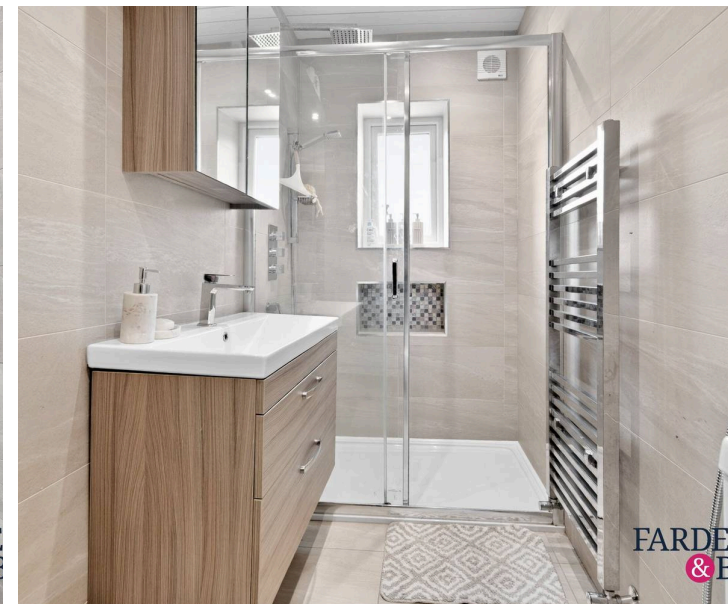
Upstairs, the sense of space continues with three well-proportioned bedrooms. The principal bedroom sits to the front and benefits from generous dimensions and a pleasant outlook. Bedroom two is another comfortable double, while bedroom three provides a versatile space that would work equally well as a child's room, guest room or home office. A contemporary shower room serves the first floor, finished to a high standard with modern fittings and a clean, fresh design. The landing area also offers useful storage, helping to keep everyday living organised.



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& E



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& E





External

To the front, the property is set behind a charming garden with steps leading up, creating an attractive approach. There is currently no driveway, however there is potential to create off-road parking to the front, subject to the necessary permissions and approvals. On-street parking is also available nearby. To the rear, the garden has been carefully arranged to provide both lawn and seating areas, making it a lovely space to enjoy throughout the seasons. A pergola adds character and offers a sheltered spot for outdoor dining or relaxing. Beyond the garden, the property enjoys open aspect views across greenery, bringing a real sense of peace and privacy.



Total area: approx. 96.5 sq. metres (1039 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. All data must rely upon the owner's responsibility.

Plan produced using PlanUp.
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Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/

