



Hilton &
Horsfall

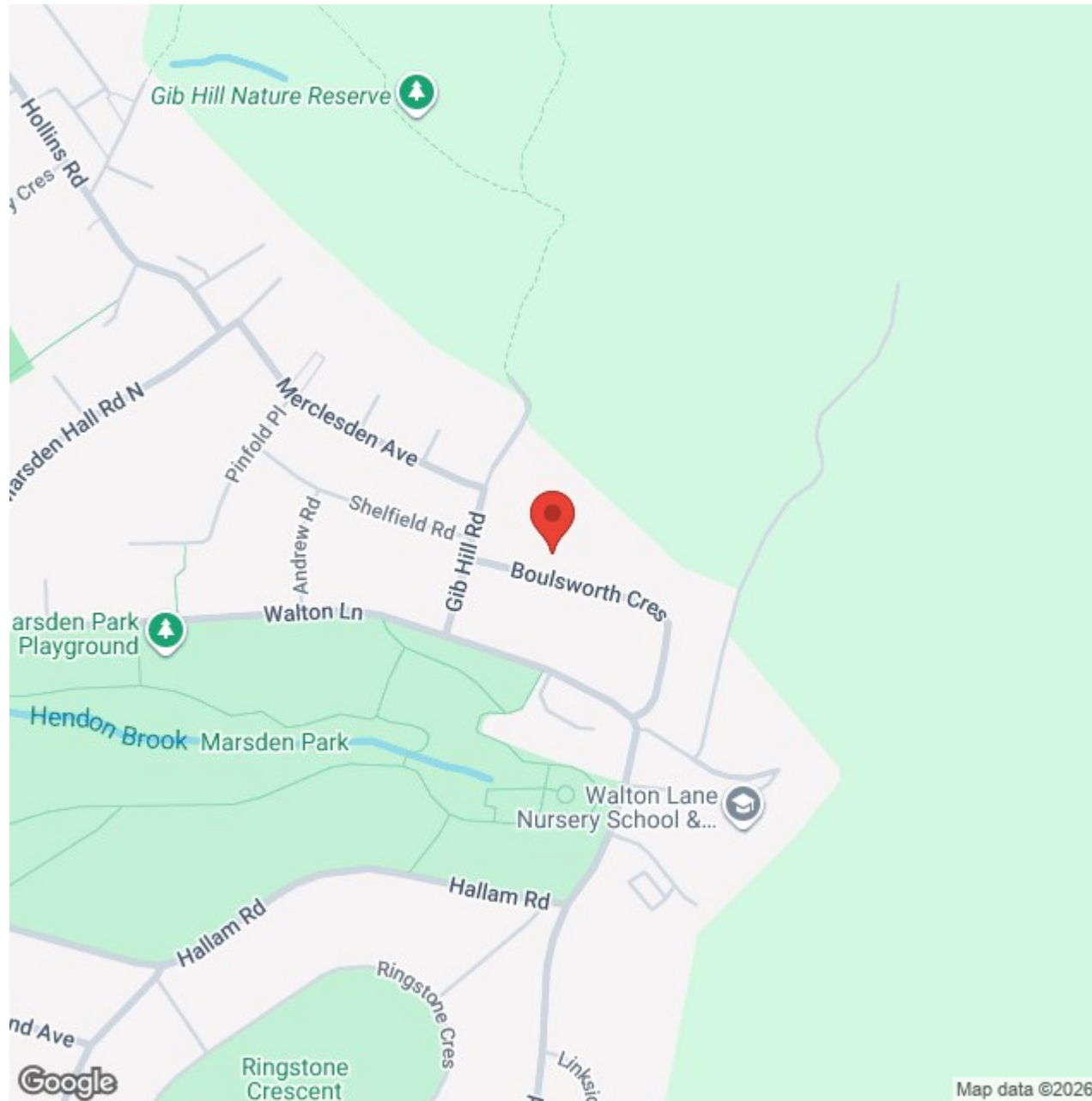
Boulsworth Crescent, Nelson

Offers In The Region Of £169,950

- Two bedroom semi-detached bungalow
- Nature reserve and open countryside to the rear
- Garden room overlooking the rear garden
- Driveway providing off-road parking
- Detached single garage with garden access
- Solar panels with associated Feed-in Tariff (FIT)

Occupying a pleasant position on Boulsworth Crescent, this two-bedroom semi-detached bungalow offers well-proportioned single-level accommodation and enjoys the added advantage of a nature reserve and open countryside to the rear. The property comprises a fitted kitchen, spacious living room, two bedrooms, shower room and a useful garden room, which provides access to both the driveway and rear garden. Further benefits include solar panels with an associated Feed-in Tariff (FIT). Externally, the bungalow has established gardens to the front and rear, with the rear garden enjoying a leafy outlook towards the neighbouring nature reserve. A driveway provides off-road parking and access to a detached single garage, which also has pedestrian access from the rear garden. Conveniently positioned for local amenities, transport links and the M65 motorway network, this is an appealing bungalow combining practical accommodation with an attractive setting.







Lancashire

Occupying a pleasant position on Boulsworth Crescent, this two-bedroom semi-detached bungalow offers well-proportioned single-level accommodation and enjoys the added advantage of a nature reserve and open countryside to the rear. The property comprises a fitted kitchen, spacious living room, two bedrooms, shower room and a useful garden room, which provides access to both the driveway and rear garden. Further benefits include solar panels with an associated Feed-in Tariff (FIT). Externally, the bungalow has established gardens to the front and rear, with the rear garden enjoying a leafy outlook towards the neighbouring nature reserve. A driveway provides off-road parking and access to a detached single garage, which also has pedestrian access from the rear garden. Conveniently positioned for local amenities, transport links and the M65 motorway network, this is an appealing bungalow combining practical accommodation with an attractive setting.

GROUND FLOOR

LIVING ROOM 11'11" x 15'9" (3.65m x 4.82m)

A spacious and well-presented living room positioned to the front of the bungalow, featuring a large picture window which allows plenty of natural light to flood the room. There is ample space for a range of seating furniture, along with a feature fireplace creating an attractive focal point.

KITCHEN 6'3" x 14'3" (1.93m x 4.35m)

A fitted kitchen positioned to the front of the property, offering a range of wall and base units with contrasting work surfaces, tiled splashbacks and inset sink unit. There is space for a selection of freestanding appliances, along with a front-facing window providing natural light and an external door giving access to the front of the bungalow.

INNER HALL

BEDROOM ONE 9'0" x 15'8" (2.75m x 4.79m)

A generously proportioned double bedroom positioned to the rear of the bungalow, offering ample space for freestanding bedroom furniture. A large rear-facing window provides plenty of natural light and enjoys an outlook towards the garden and neighbouring greenery.

BEDROOM TWO 9'5" x 10'3" (2.88m x 3.14m)

A well-proportioned second bedroom positioned to the rear of

the bungalow, offering plenty of space for bedroom furniture and currently arranged as a generous single room. Sliding doors open directly into the garden room, bringing in additional natural light and creating a useful connection with the rear garden.

GARDEN ROOM 8'5" x 9'1" (2.59m x 2.77m)

A useful garden room positioned to the rear of the bungalow, providing an additional versatile reception space with extensive glazing enjoying views over the rear garden and towards the neighbouring nature reserve. A side door opens onto the driveway, while a further door provides direct access into the rear garden.

SHOWER ROOM 6'5" x 5'11" (1.96m x 1.82m)

A three-piece shower room comprising a corner shower enclosure, pedestal wash basin and low-level WC. Finished with tiled walls, wood-effect flooring and an obscured window providing natural light and privacy.

GARAGE 8'1" x 15'10" (2.48m x 4.84m)

A detached single garage positioned alongside the bungalow and accessed via the driveway, providing useful secure parking and additional storage space. A personnel door to the side provides convenient access directly from the rear garden.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/boulsworth-drive-nelson>

LOCATION

Boulsworth Crescent is situated in an established residential area of Nelson, offering a pleasant setting while remaining conveniently placed for local amenities, shops and everyday services. Nelson town centre is within easy reach, along with public transport links and access to the M65 motorway network, making the property well positioned for travel throughout East Lancashire and beyond. One of the property's particular attractions is its position close to a nature reserve and open countryside, providing a more peaceful, semi-rural feel with scenic surroundings and opportunities for nearby walking, while still enjoying the convenience of a residential location.

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

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. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.

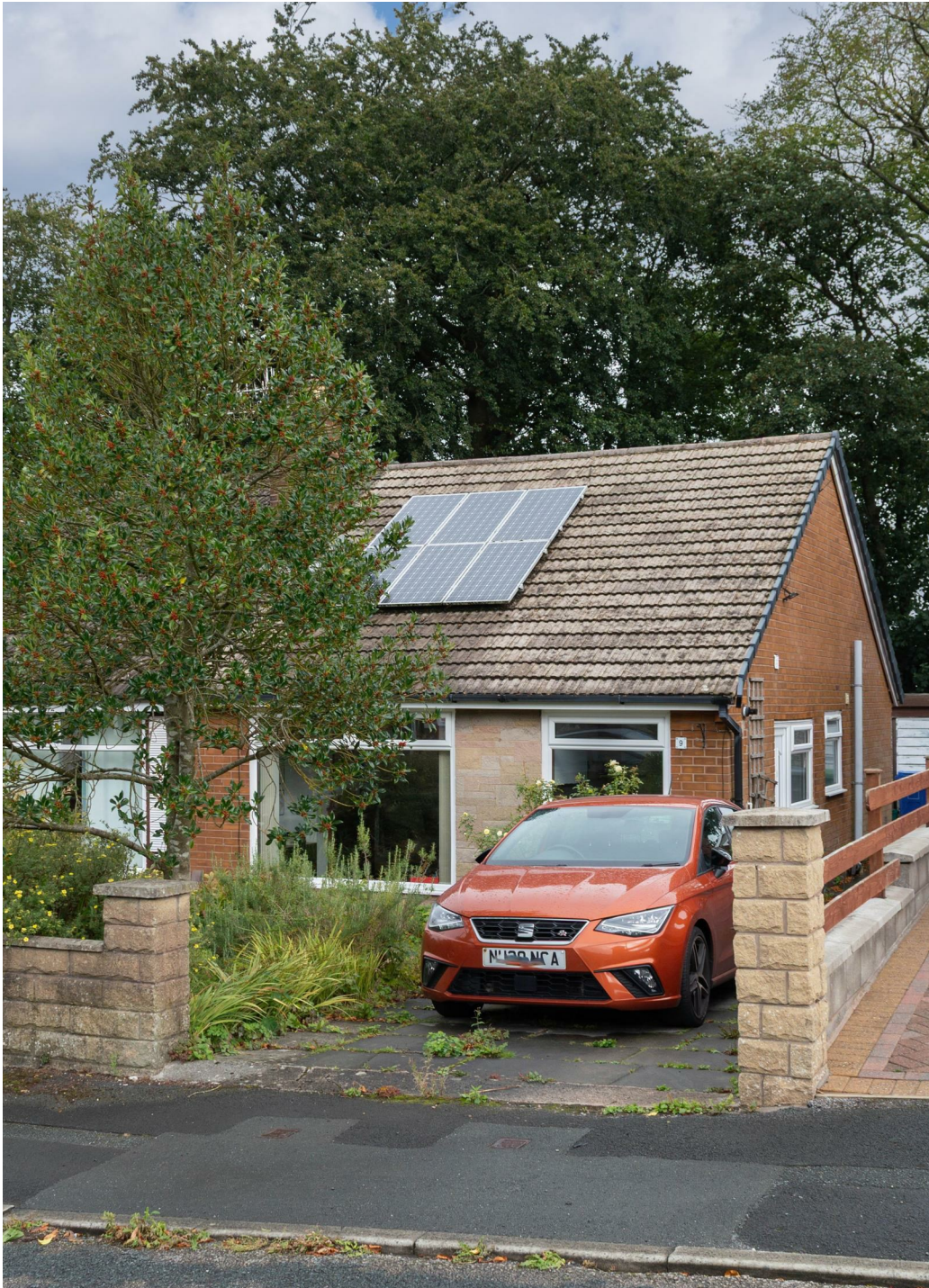


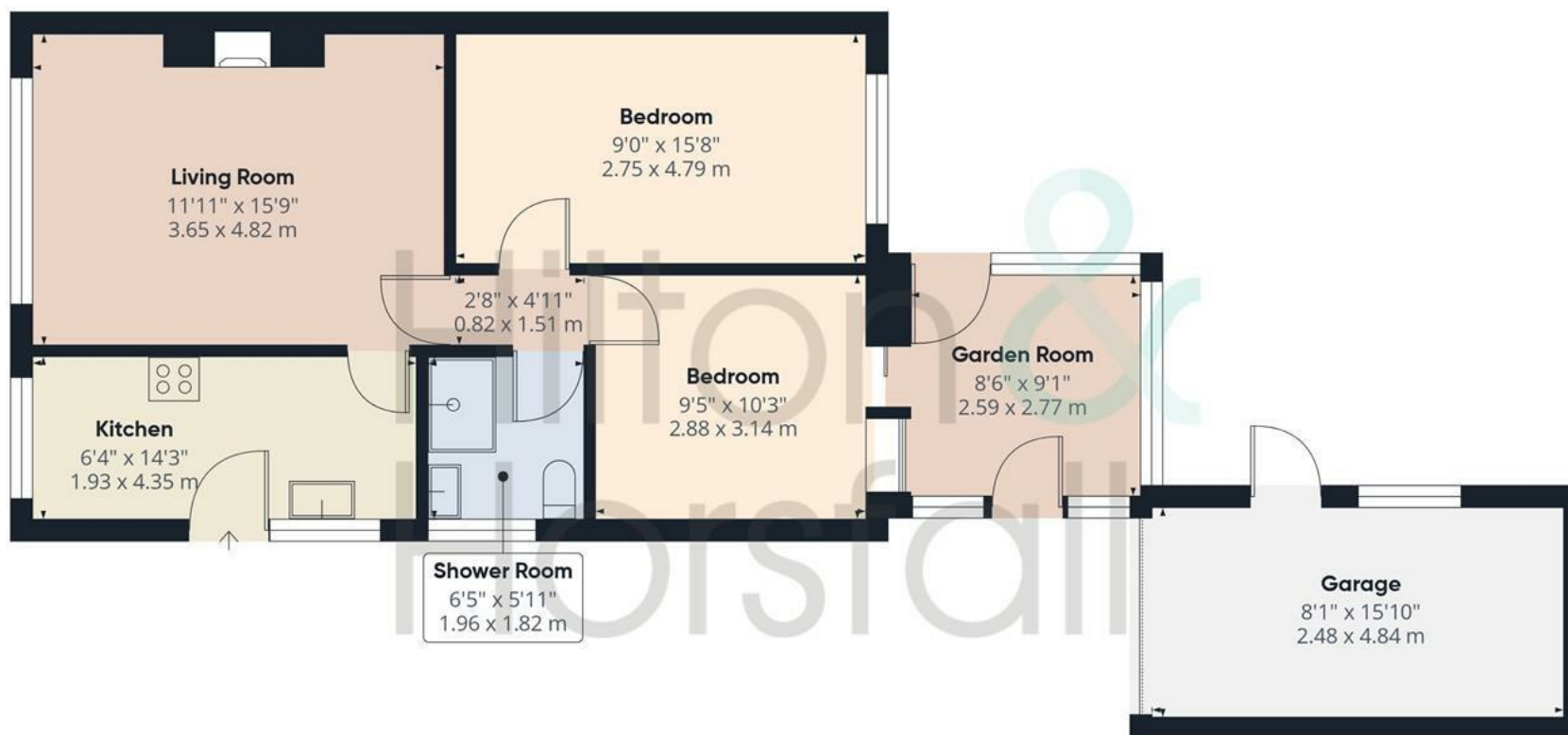
Hilton &
Horsfall

BB9 8DF

OUTSIDE

Externally, the property occupies an attractive plot with a well-established garden to the front featuring a lawn and mature planted borders. A driveway to the side provides off-road parking and leads to the detached single garage, which also benefits from pedestrian access from the rear garden. To the rear is a private and established garden with lawned areas, mature trees, shrubs and planting. A particularly appealing feature is the property's position adjoining a nature reserve and open countryside, creating a pleasant leafy backdrop and attractive outlook. The bungalow also benefits from roof-mounted solar panels with an associated Feed-in Tariff (FIT).





Approximate total area⁽¹⁾

786 ft²

73.1 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.





Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024