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Horsfall

BB9 9LR

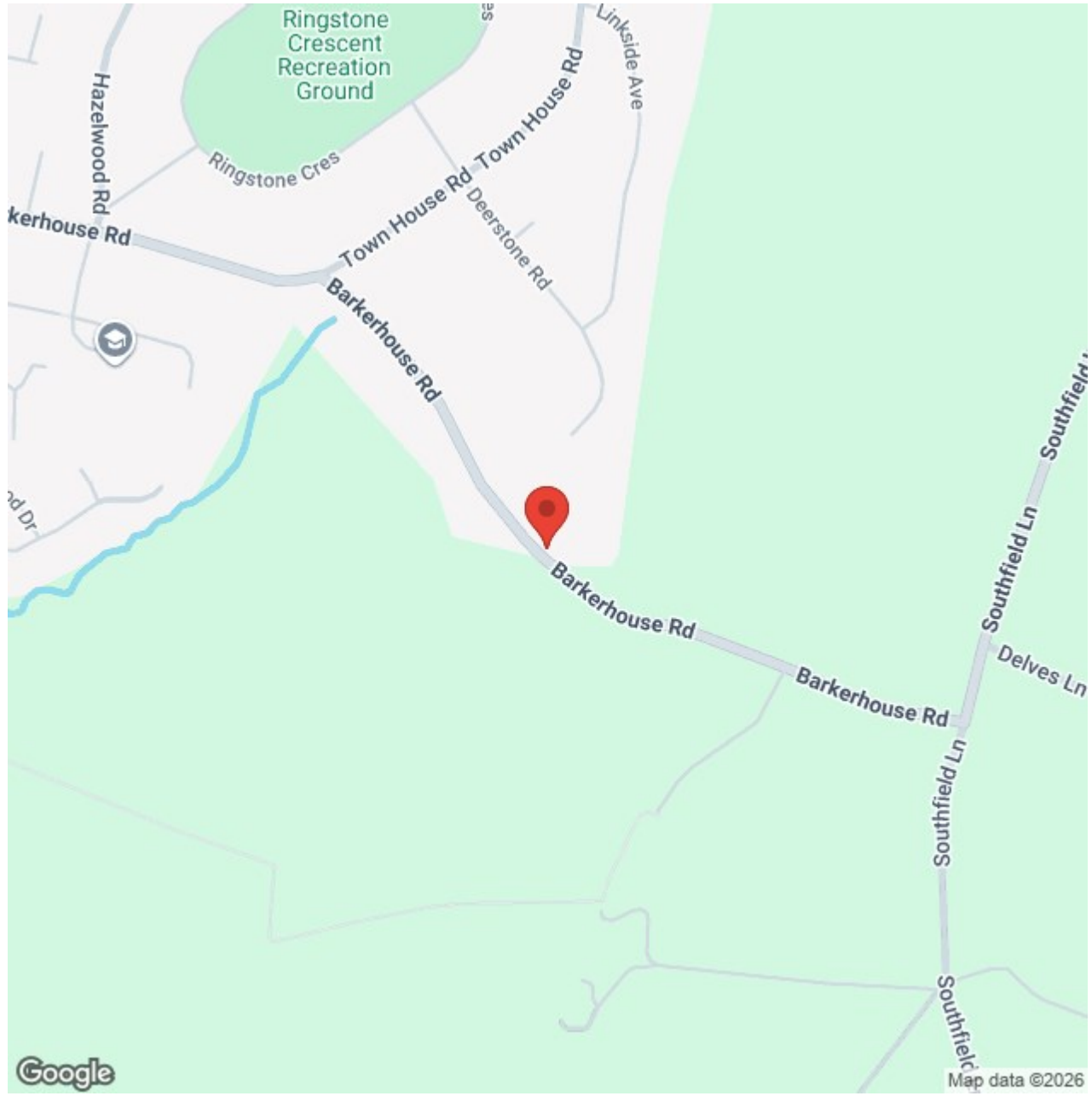
## Barkerhouse Road, Nelson

### Offers In The Region Of £195,000

- Semi Detached • Two Bedrooms • Two Reception Rooms • Three Piece Bathroom • Garden Front & Rear • Semi Rural Location

Nestled in the charming semi-rural area of Barkerhouse Road, Nelson, this delightful semi-detached house offers a perfect blend of comfort and convenience. With its inviting façade, the property boasts an entrance porch, two spacious reception rooms and a kitchen. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere. The house features two generous double bedrooms, and a contemporary three piece bathroom suite. The property is perfect for small families, couples, or individuals seeking a peaceful retreat while remaining close to local amenities. Outside, the property is complemented by a lovely garden both at the front and rear, offering a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. The driveway provides convenient off-road parking, a valuable asset in this desirable location. This home is an excellent opportunity for those looking to embrace a semi-rural lifestyle while still being within easy reach of the vibrant community of Nelson. With its appealing features and serene surroundings, this property is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming house your new home.







## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### ENTRANCE PORCH 15'5" x 5'0" (4.72m x 1.54m )

Having exposed brick walls, space for a freezer, wood frame windows to the front side and rear elevation.

#### ENTRANCE HALLWAY

With a staircase to the first floor / landing.

#### LIVING ROOM 13'11" x 13'5" (4.26m x 4.10m )

A family sized living room with space for settees, television point, 1x central heating radiator, under stairs storage cupboard and uPVC double glazed bay fronted windows.

#### DINING ROOM 9'3" x 13'4" (2.84m x 4.07m )

Having space for a dining table and chairs, 1x central heating radiator, wood frame window to the side elevation and being open to the kitchen.

#### KITCHEN 9'8" x 12'2" (2.96m x 3.71m )

Offering a range of fitted wall and base units with contrasting worktops, space for a freestanding fridge / freezer, space for an oven / grill, inset sink with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer, 1x central heating radiator, Worcester boiler, uPVC double glazed window to the side and rear elevation and a wood frame door leading through to the vestibule.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### BEDROOM ONE 9'4" x 13'5" (2.85m x 4.09m )

A bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator, loft hatch, storage cupboard and uPVC double glazed window to the front elevation.

#### BEDROOM TWO 11'1" x 12'2" (3.39m x 3.72m)

Another bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

### BATHROOM

A contemporary three piece bathroom suite comprising of: a panelled bathtub with chrome mixer tap and shower over, pedestal sink with chrome mixer tap, low level w.c, part tiled walls, 1x central heating radiator, air extraction fan and uPVC double glazed frosted window to the side elevation.

### EXTERNALLY

Externally to the front elevation you will find a driveway and a laid lawn with mature trees and shrubs. To the rear elevation is an enclosed garden having a lawned area, mature trees, shrubs and flowerbeds, storage shed, patio area with space for outdoor furniture and a greenhouse. Perfect for use during the Spring / Summer months.

### ADDITIONAL INFORMATION

The property benefits from a boarded loft with a drop down ladder for access.

### PROPERTY DETAILS

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.

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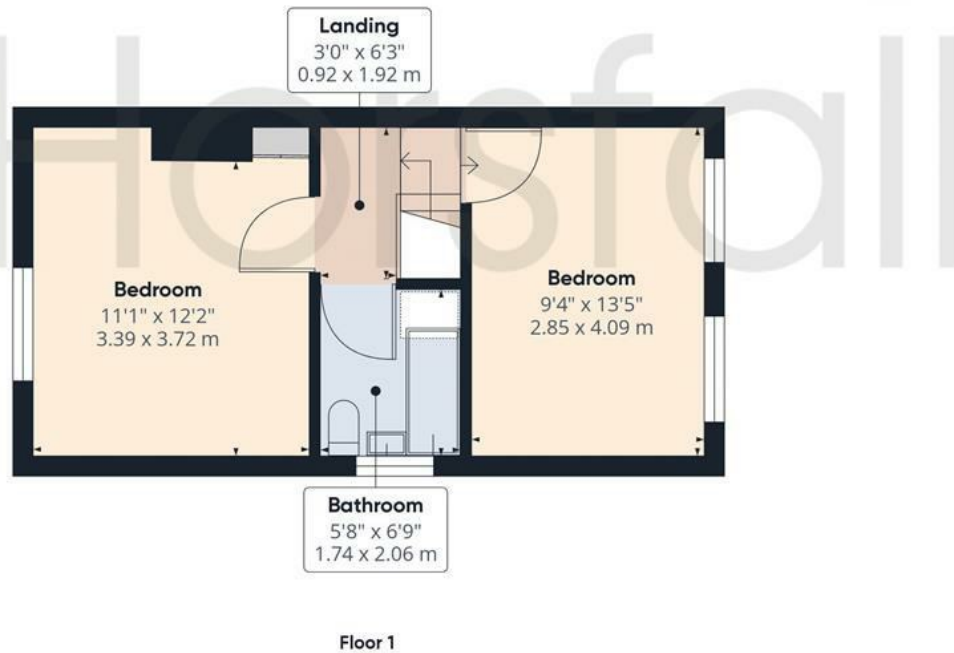
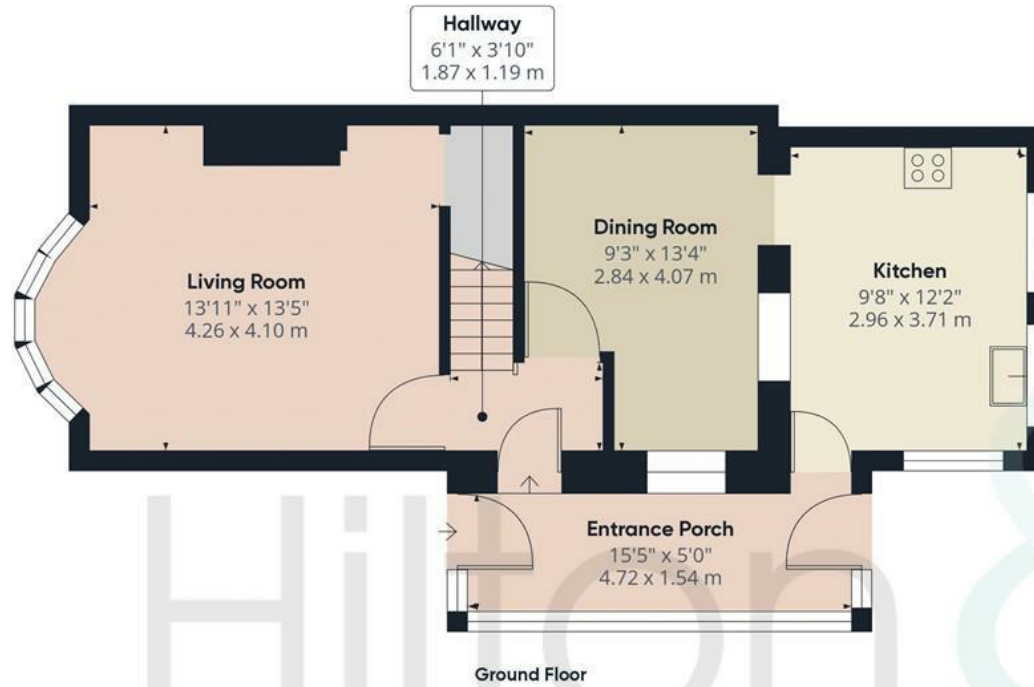
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## OUTSIDE

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

866.17 ft<sup>2</sup>  
80.47 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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