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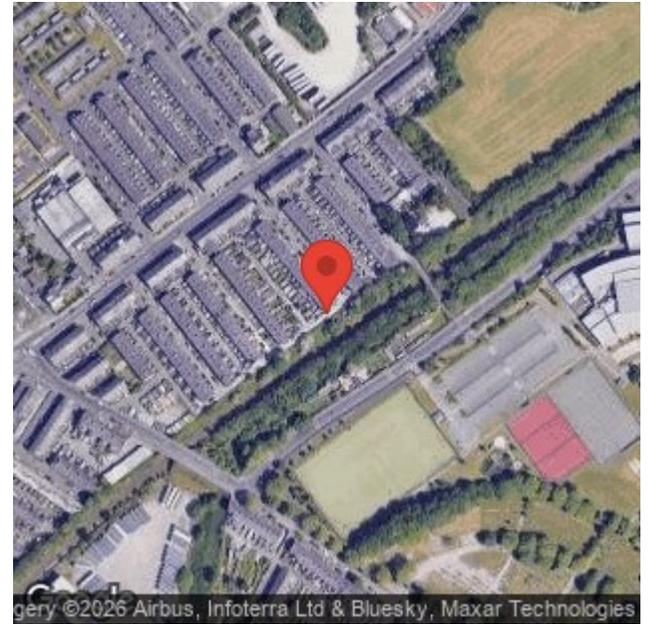
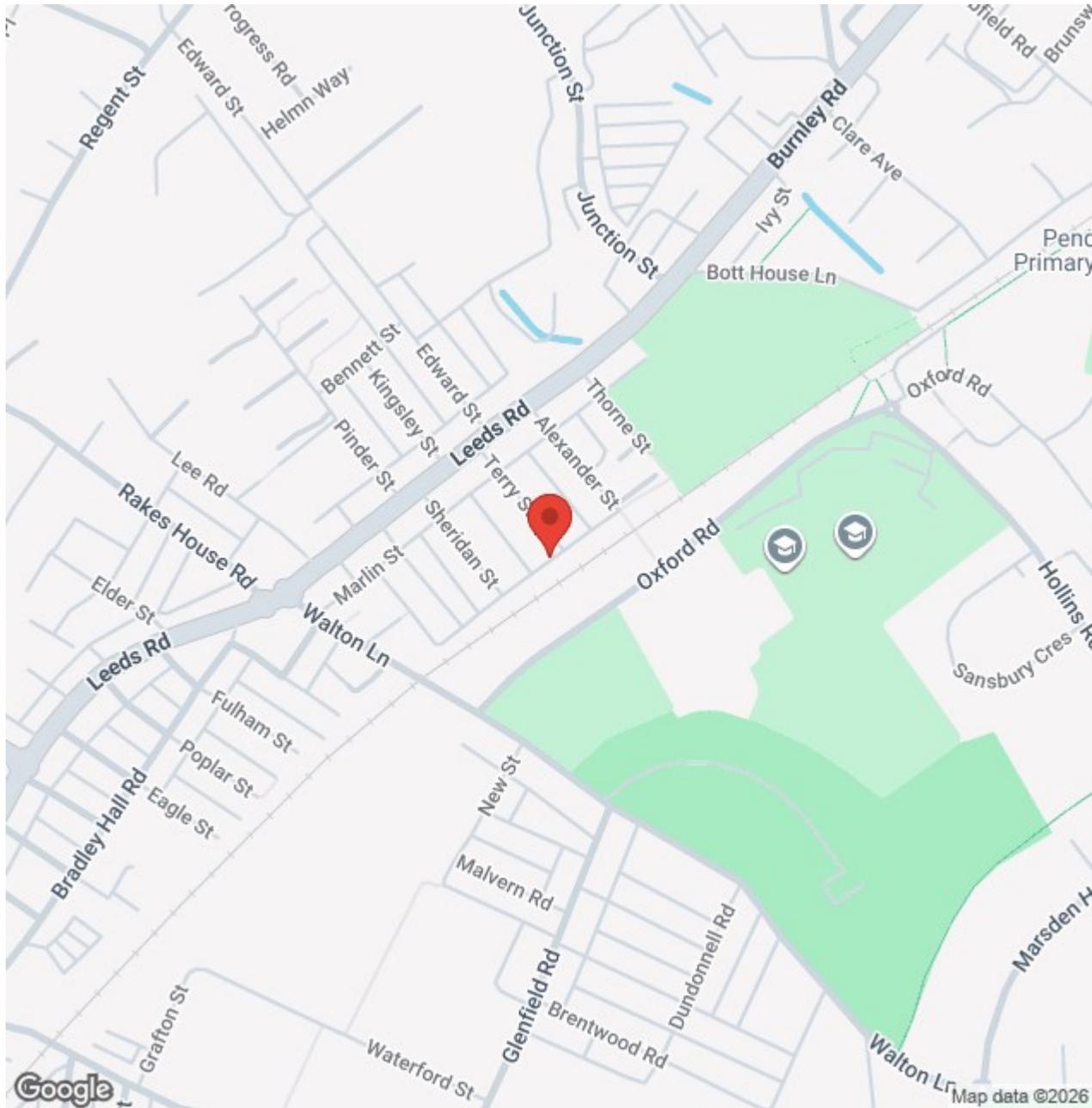
## Terry Street, Nelson

### Offers Over £125,000

- Popular residential area close to everyday amenities
- Within easy reach of shops, supermarkets and Nelson town centre
- Excellent transport links, including nearby bus routes and railway station
- Convenient access to the M65 motorway network
- Close to well-regarded local primary and secondary schools

A beautifully decorated 2 bed end terrace, located in the heart of the popular town of Nelson. Situated closely to local primary and secondary schools, amenities, and shops. This stunning dwelling affords many noteworthy features and briefly comprises of: a spacious living room, modern dining kitchen, 2 well proportioned bedrooms, 3 piece bathroom suite and large outbuilding. Externally to the front is an enclosed forecourt and to the rear is a mainly laid lawn with flagged area and space for outdoor furniture. This is one not to be missed.







## Lancashire

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### GROUND FLOOR

On the first floor you find a spacious living room and modern kitchen.

#### LIVING ROOM 14'0" x 15'1" (4.29m x 4.62m)

A spacious living room with 1x radiator, tv point, space for furniture, uPVC bay window to the front elevation and uPVC window to the side elevation.

#### KITCHEN 11'2" x 11'1" (3.41m x 3.38m)

A modern dining kitchen comprising of fully tiled flooring, part tiled walls, fitted wall and base units with contrasting worktops, sink and chrome mixer tap, space for a freestanding fridge / freezer, plumbing for a washing machine / tumble dryer, four ring gas hob and oven. With 1x radiator, uPVC window to the rear elevation, space for dining furniture, recessed LED spotlights, airing cupboard and door to the rear yard.

### FIRST FLOOR / LANDING

On the first floor you will find two bedrooms of double proportions, bathroom and loft hatch with retractable ladder.

#### BEDROOM ONE 12'7" x 15'3" (3.86m x 4.66m)

A bedroom of double proportions with 1x large radiator, tv point, 2x uPVC windows to the front elevation and a dressing table area.

#### BEDROOM TWO 12'6" x 8'0" (3.83m x 2.44m)

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

#### BATHROOM 5'9" x 5'6" (1.77m x 1.68m)

A 3-piece contemporary bathroom suite briefly comprising of: wood effect flooring, fully tiled walls, heated towel rack, recessed LED spotlights, vanity sink with chrome mixer tap, bath with shower over, push button w.c and frosted uPVC windows to the rear elevation.

#### DETACHED STORE / GARAGE 13'1" x 10'9" (4.01m x 3.29m)

A spacious room which is ideal for storage purposes, with power and lighting.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/terry-st-nelson>

### LOCATION

Located within a popular residential area of Nelson, Terry Street offers excellent access to local amenities including shops, supermarkets, schools and transport links, with the town centre and M65 motorway just a short distance away. The area benefits from regular bus routes and nearby railway connections, while the surrounding Pendle countryside provides plenty of opportunities for walking and outdoor leisure. This convenient and well-connected location is ideal for first-time buyers, families and commuters alike.

### 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.

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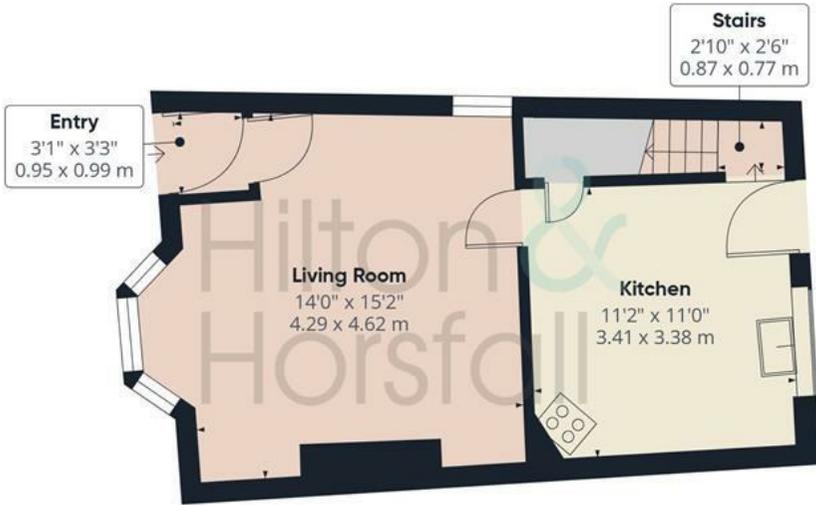
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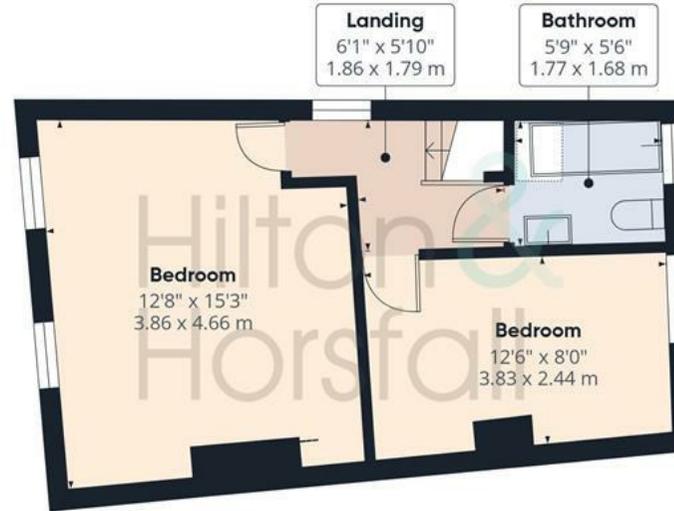
## OUTSIDE

Externally, the property enjoys a charming stone façade with a small forecourt garden to the front, providing a welcoming first impression. To the rear is a low-maintenance yard offering space for outdoor seating, together with a useful detached store/garage ideal for storage, hobby use or secure bike/motorbike housing. The setting is private and practical, making the outdoor area both functional and easy to maintain.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
848 ft<sup>2</sup>  
78.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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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