Hilton & Horsfall


22
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BB9 0NP

Bath Street, Nelson

Offers In The Region Of £134,950

• Two bedroom semi-detached • Spacious living room • Generous fitted kitchen • Large enclosed rear yard • Driveway with off-road parking • Useful attic storage space

An attractive two-bedroom semi-detached property offering well-proportioned accommodation and excellent outdoor space, making it an ideal purchase for first-time buyers, couples or small families. The accommodation comprises a spacious living room with feature fireplace and a generously sized fitted kitchen with direct access to the rear. To the first floor are two double bedrooms, with the principal bedroom benefiting from a built-in wardrobe, together with a three-piece bathroom suite. A retractable loft ladder from the landing provides access to a useful attic storage space. Externally, the property benefits from a driveway providing off-road parking, whilst to the rear is a particularly generous enclosed yard offering an excellent low-maintenance outdoor space. Early viewing is recommended.

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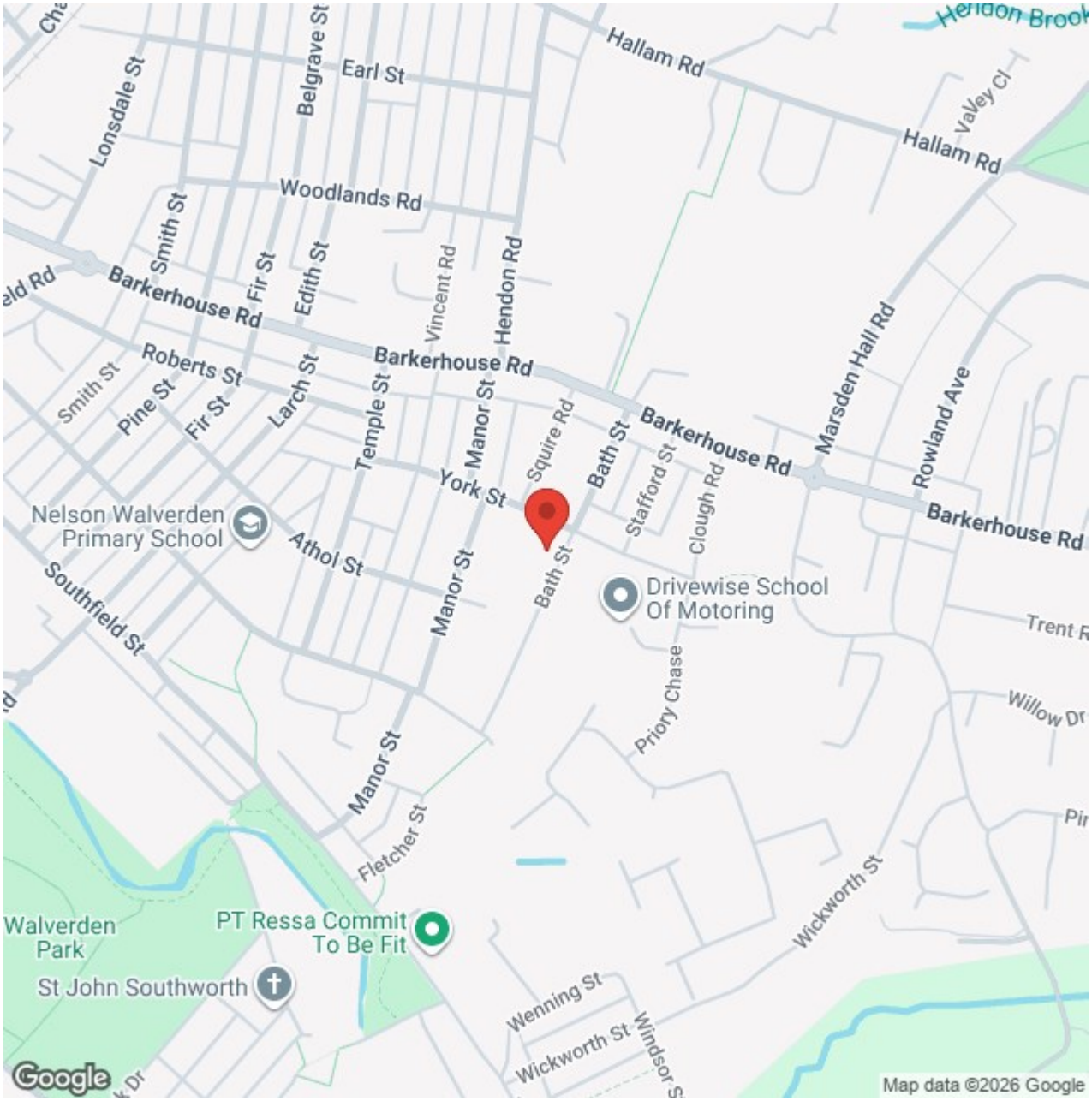
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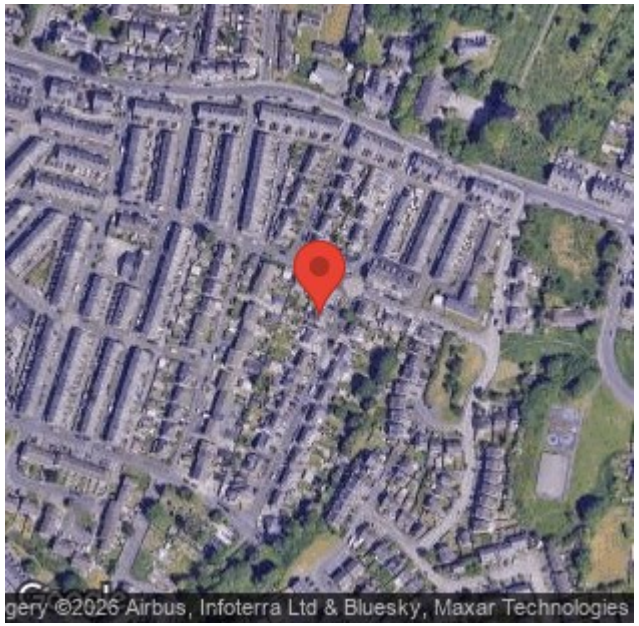

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Hallam Rd
Earl St
Belgrave St
Lonsdale St
Woodlands Rd
Smith St
Fir St
Edith St
Vincent Rd
Hendon Rd
Barkerhouse Rd
Roberts St
Pine St
Larch St
Temple St
Manor St
Squire Rd
Bath St
Stafford St
Clough Rd
York St
Marsden Hall Rd
Rowland Ave
Nelson Walverden Primary School
Athol St
Southfield St
Drivewise School Of Motoring
Priory Chase
Fletcher St
Wickworth St
Walverden Park
PT Ressa Commit To Be Fit
St John Southworth
Wenning St
Windsor
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Lancashire

An attractive two-bedroom semi-detached property offering well-proportioned accommodation and excellent outdoor space, making it an ideal purchase for first-time buyers, couples or small families. The accommodation comprises a spacious living room with feature fireplace and a generously sized fitted kitchen with direct access to the rear. To the first floor are two double bedrooms, with the principal bedroom benefiting from a built-in wardrobe, together with a three-piece bathroom suite. A retractable loft ladder from the landing provides access to a useful attic storage space. Externally, the property benefits from a driveway providing off-road parking, whilst to the rear is a particularly generous enclosed yard offering an excellent low-maintenance outdoor space. Early viewing is recommended.

GROUND FLOOR

ENTRANCE HALL
Providing access to the living room, kitchen and the first floor / landing.

LIVING ROOM 12'10" x 12'9" (3.92m x 3.90m)
A spacious and inviting living room positioned to the front of the property, featuring a large window which allows for plenty of natural light. A feature fireplace provides an attractive focal point, complemented by fitted carpeting, decorative coving and a central heating radiator. Generously proportioned with ample space for a range of freestanding furniture.

KITCHEN 12'11" x 10'10" (3.94m x 3.32m)
A generously proportioned kitchen positioned to the rear, fitted with a range of matching wall and base units with complementary work surfaces and tiled splashbacks. There is space for a freestanding cooker, fridge freezer and laundry appliances, together with a stainless steel sink unit. Multiple windows provide plenty of natural light, whilst an external door gives direct access to the rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 11'3" x 9'11" (3.43m x 3.04m)
A spacious double bedroom positioned to the front of the property, benefiting from a large window providing plenty of natural light. The room offers ample space for freestanding bedroom furniture and also benefits from a useful built-in wardrobe, fitted carpeting and a central heating radiator.

BEDROOM TWO 12'11" x 8'2" (3.96m x 2.51m)
A well-proportioned double bedroom positioned to the rear of the property, with a window overlooking the rear yard. Offering ample space for bedroom furniture and benefiting from a central heating radiator and fitted carpeting.

BATHROOM 5'10" x 6'0" (1.78m x 1.83m)
A three-piece bathroom suite comprising a panelled bath with shower over, wash basin with vanity storage and a low-level WC. Finished with contemporary wall panelling and benefiting from a frosted window providing natural light and ventilation.

ATTIC 11'5" x 11'1" (3.49m x 3.40m)
A useful attic storage space accessed from the first floor landing via a retractable loft ladder. Providing a generous amount of additional storage with a window allowing for natural light. For storage purposes only.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/bathstreetnelson

LOCATION
Situated in a popular residential area of Nelson, the property is conveniently positioned for access to a range of local amenities including shops, supermarkets, schools and recreational facilities. Nelson town centre is within easy reach, whilst excellent transport links are available via nearby bus routes and Nelson railway station. The M65 motorway network is also readily accessible, providing convenient connections towards Burnley, Blackburn, Preston and Manchester.

PUBLISHING
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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.

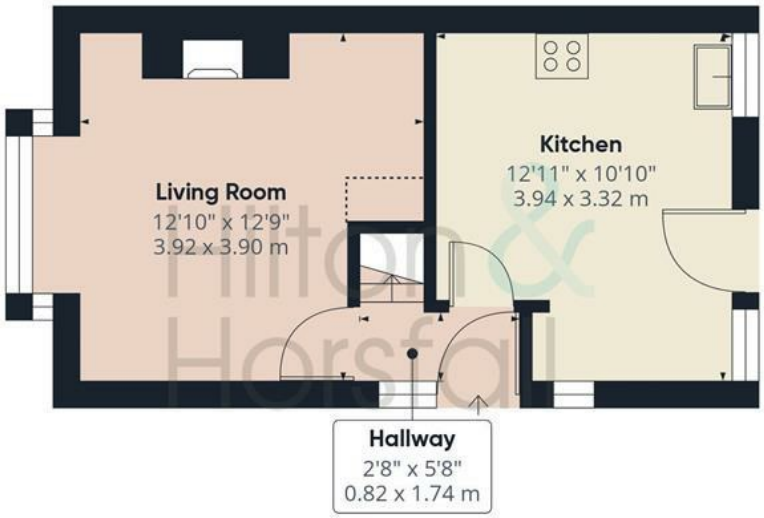

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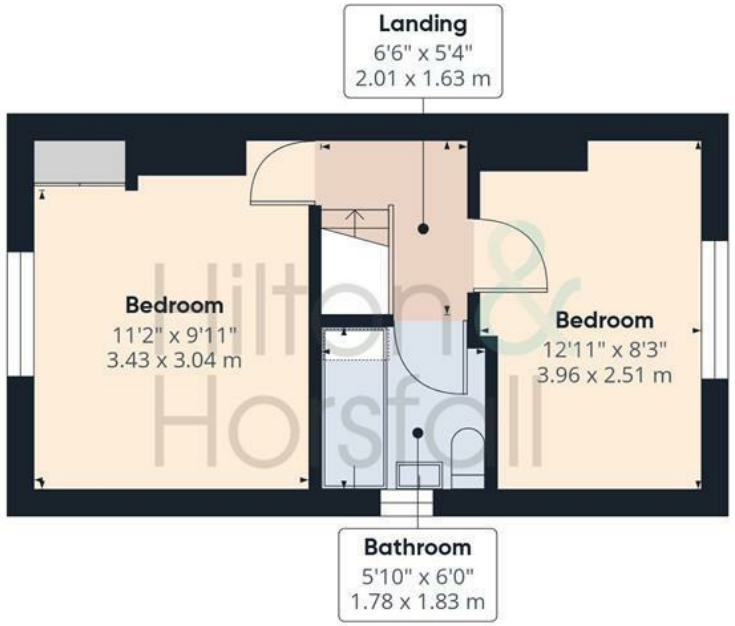
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OUTSIDE

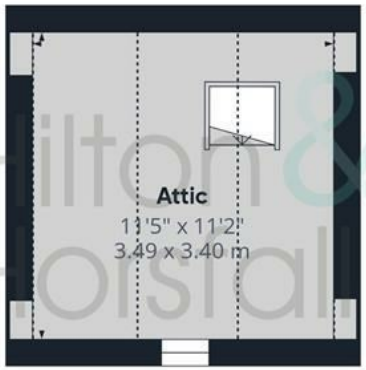
Externally, the property benefits from a driveway to the front and side providing off-road parking, together with a small low-maintenance frontage and gated access. To the rear is a particularly generous enclosed yard, predominantly paved for ease of maintenance and providing ample space for outdoor seating and entertaining. The rear also benefits from established plants and shrubs, useful storage and a covered seating area.



Ground Floor



Floor 1





Floor 2

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Approximate total area(1)

719 ft²

66.8 m²

Reduced headroom

82 ft²

7.7 m²

(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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