Hilton & Horsfall

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BB9 8SA

Kingsley Street, Nelson
Offers In The Region Of £89,950

• Two-bedroom mid-terrace property • Spacious living room with bay window • Modern dining kitchen • Contemporary shower room • Enclosed rear yard • Available with no onward chain

Located on a popular residential street in Nelson, this well-presented mid-terrace property offers spacious accommodation arranged over two floors and is ideal for first-time buyers, downsizers or investors. The ground floor comprises a generous living room with bay window and a modern dining kitchen, while the first floor boasts two bedrooms and a contemporary shower room. The home is warmed by gas central heating and benefits from double glazing throughout. Externally, the property enjoys a low-maintenance rear yard and is offered to the market with no onward chain, providing a straightforward purchase opportunity. With excellent access to local amenities, schools and transport links, this is a practical and appealing home in a convenient location.

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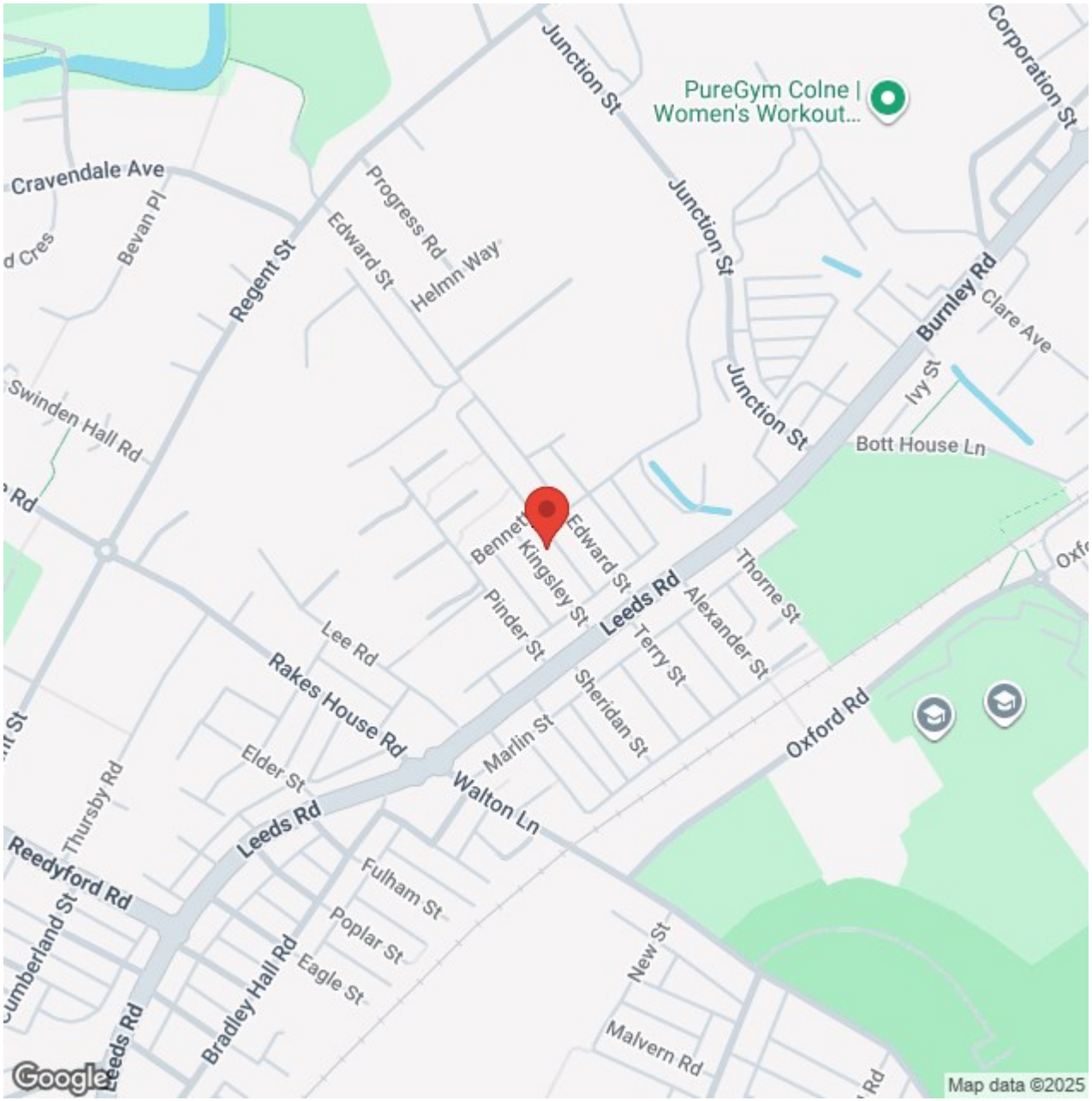
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Progress Rd
Edward St
Helmn Way
Regent St
Burnley Rd
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Swinden Hall Rd
Bennett
Kingsley St
Edward St
Leeds Rd
Thorne St
Alexander St
Pinder St
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Lee Rd
Rakes House Rd
Sheridan St
Marlin St
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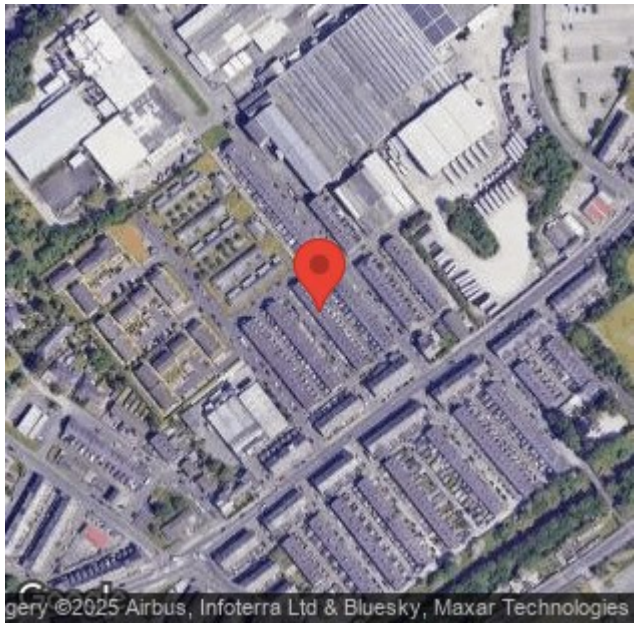
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Lancashire

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GROUND FLOOR

ENTRANCE VESTIBULE

LIVING ROOM 16'7" x 13'4" (5.07m x 4.08m)

A spacious and welcoming reception room featuring a large bay window to the front which allows plenty of natural light to fill the space. This well-proportioned room offers a comfortable setting for everyday living, complemented by a central feature fireplace with surround. The room also benefits from neutral décor, ceiling coving, and access through to the dining kitchen via a glazed internal door.

KITCHEN 12'2" x 10'0" (3.73m x 3.06m)

A generous dining kitchen fitted with a range of modern wall and base units, complete with complementary work surfaces and tiled splashbacks. The room offers ample space for dining and is equipped with an integrated oven, gas hob with extractor over, and plumbing for appliances. A large window provides good natural light, while a door leads out to the rear yard. Finished with neutral décor and tiled flooring, this is a practical and well-proportioned space ideal for everyday family use.

FIRST FLOOR / LANDING

BEDROOM ONE 12'2" x 11'7" (3.71m x 3.55m)

A generous double bedroom located to the front of the property, complete with a large window that allows natural light to flow through the room. This well-presented space features an extensive range of fitted wardrobes, offering excellent storage, along with wood-effect flooring and neutral décor. A comfortable and spacious principal bedroom.

BEDROOM TWO 12'4" x 7'5" (3.78m x 2.28m)

Located to the rear of the property, this single bedroom offers a versatile space suitable for use as a bedroom, nursery, home office, or hobby room. The room benefits from a window overlooking the rear aspect, neutral décor, and fitted carpet. A practical and flexible second bedroom.

SHOWER ROOM 5'0" x 5'8" (1.54m x 1.74m)

A modern shower room comprising a walk-in shower area with tiled walls, pedestal wash basin and low-level WC. The room features a rear-facing window allowing natural light in while maintaining privacy, along with practical grab rails and tiled flooring. A clean and functional space.

LOCATION

Situated on a popular residential street in Nelson, this property offers convenient access to a range of local amenities including shops, supermarkets, primary and secondary schools, and leisure facilities. Excellent transport links are close by, with easy connections to Burnley, Colne and the wider Pendle area via road and nearby bus routes. The M65 motorway network is also within short driving distance, providing direct links towards Preston, Blackburn and Manchester. Kingsley Street is well placed for those looking for a practical and accessible location, with parks and recreational areas nearby, making it ideal for commuters, first-time buyers or small families.

PUBLISHING

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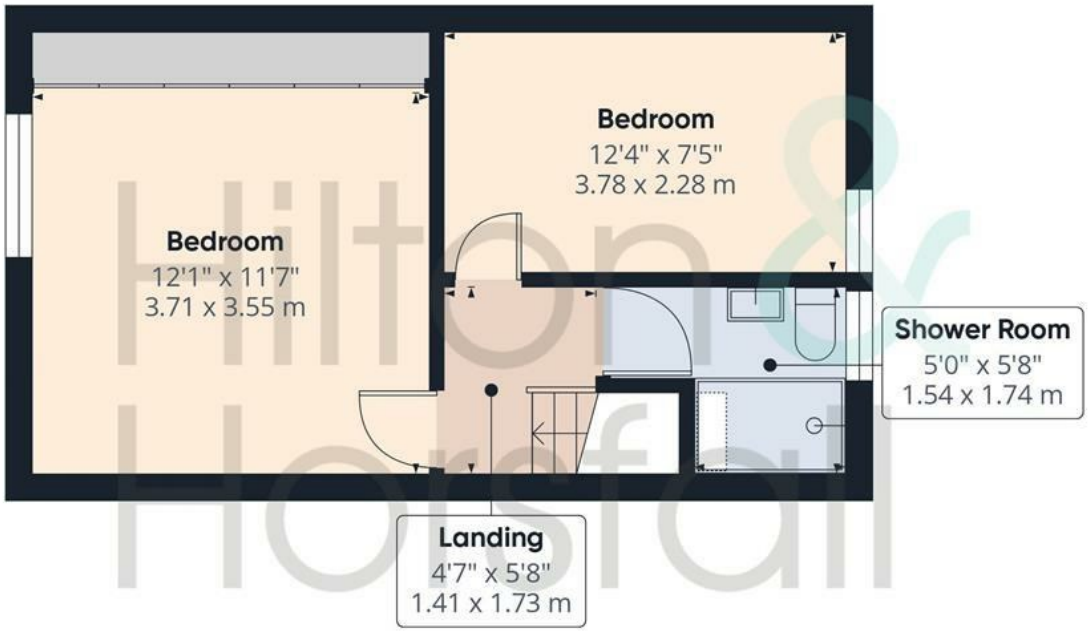
OUTSIDE

To the front of the property is a small, low-maintenance garden area set behind a boundary wall. To the rear, there is an enclosed yard offering a practical outdoor space with gated access. The yard provides room for seating, storage or planting, making it a useful extension of the home.

Ground Floor



Floor 1

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Approximate total area(1)

644 ft²

59.9 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.

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