



Hilton &
Horsfall

BB9 8JA

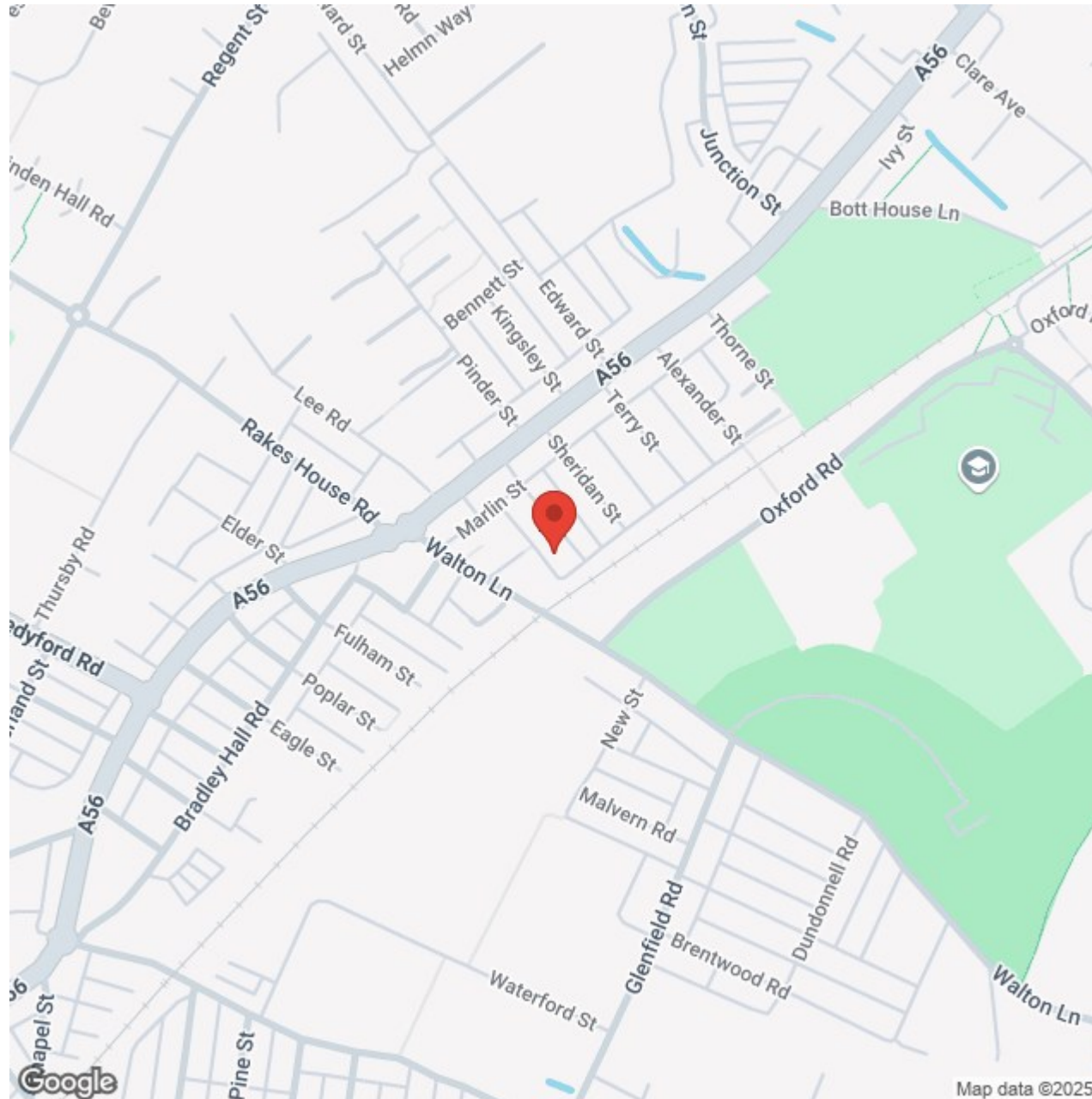
Garrick Street, Nelson

Offers In The Region Of £99,950

- Spacious mid-terrace property
- Two reception rooms
- Modern galley-style kitchen
- Two bedrooms plus converted attic room
- Stylish four-piece bathroom suite
- Fully flagged rear yard
- Tastefully decorated throughout
- Ideal for first-time buyers or investors

A beautifully presented mid-terrace property located in a popular residential area of Nelson. This spacious and well-maintained home is ideal for first-time buyers, families, or landlords looking for a ready-to-go investment. Internally, the property offers generous living accommodation spread over three floors, boasting a stylish living room, an additional sitting room, a modern galley-style kitchen, two good-sized bedrooms, a spacious four-piece bathroom suite, and a fully converted attic room currently used as a bedroom and study area. With tasteful décor throughout, gas central heating, and double glazing, this home is ready to move straight into.







Lancashire

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GROUND FLOOR

SITTING ROOM 10'11" x 13'9" (3.35m x 4.21m)

A welcoming front reception room with wood-effect flooring, neutral décor, a large window letting in natural light, and a central fireplace feature.

LIVING ROOM 13'4" x 15'2" (4.07m x 4.64m)

Spacious second reception room located to the rear of the property with ample space for dining or relaxing. Offers access to the kitchen.

KITCHEN 11'7" x 6'4" (3.54m x 1.95m)

A modern galley-style kitchen fitted with cream shaker-style units, solid wood worktops, integrated oven and hob, space for white goods, and a door leading to the rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 11'2" x 13'1" (3.41m x 3.99m)

A generous double bedroom with a full wall of fitted wardrobes and a front-facing window.

BEDROOM TWO 10'4" x 7'6" (3.15m x 2.29m)

A good-sized single room currently used as a bedroom and wardrobe area, with a rear-facing window.

BATHROOM 10'2" x 6'0" (3.12m x 1.85m)

A spacious four-piece bathroom suite comprising a bathtub, separate shower cubicle, pedestal wash basin and WC. Finished with neutral tiling and flooring.

SECOND FLOOR

ATTIC ROOM 15'1" x 13'4" (4.60m x 4.07m)

Accessed via a fixed staircase, this fully converted attic room is currently used as a bedroom and study space. Includes a skylight, exposed beams, and eaves storage.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/garrick-street-nelson/>

LOCATION

Garrick Street is located in a well-established and convenient part of Nelson, close to local shops, schools, parks, and public transport links. The M65 motorway is easily accessible, providing excellent commuter access to Burnley, Colne, Preston and beyond. A great location for families and professionals alike.

PUBLISHING

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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.



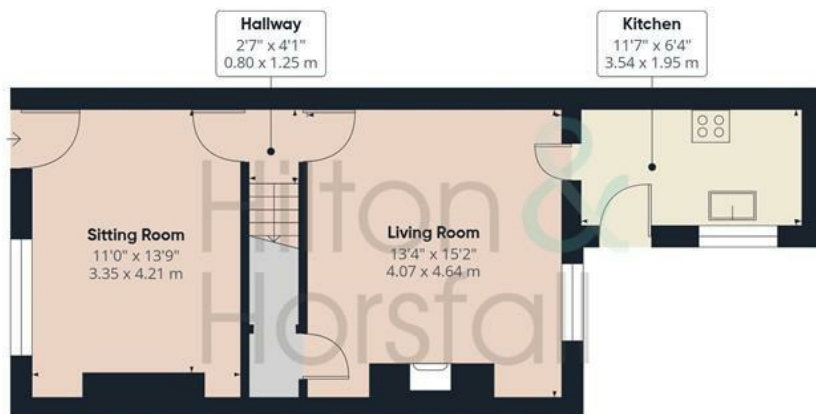
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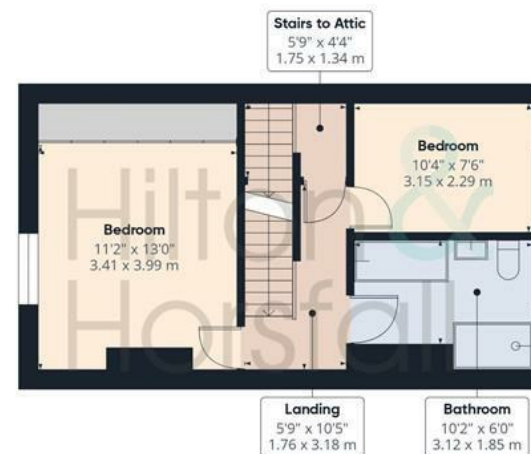
OUTSIDE

To the rear of the property is a fully flagged and enclosed yard—perfect for low-maintenance outdoor living.

There is room for outdoor seating, potted plants, and a rear gate for bin access. A practical and private outdoor space.



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1020 ft²

94.7 m²

Reduced headroom

51 ft²

4.7 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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75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)