



Hilton &
Horsfall

BB9 OTN

Castle Street, Nelson

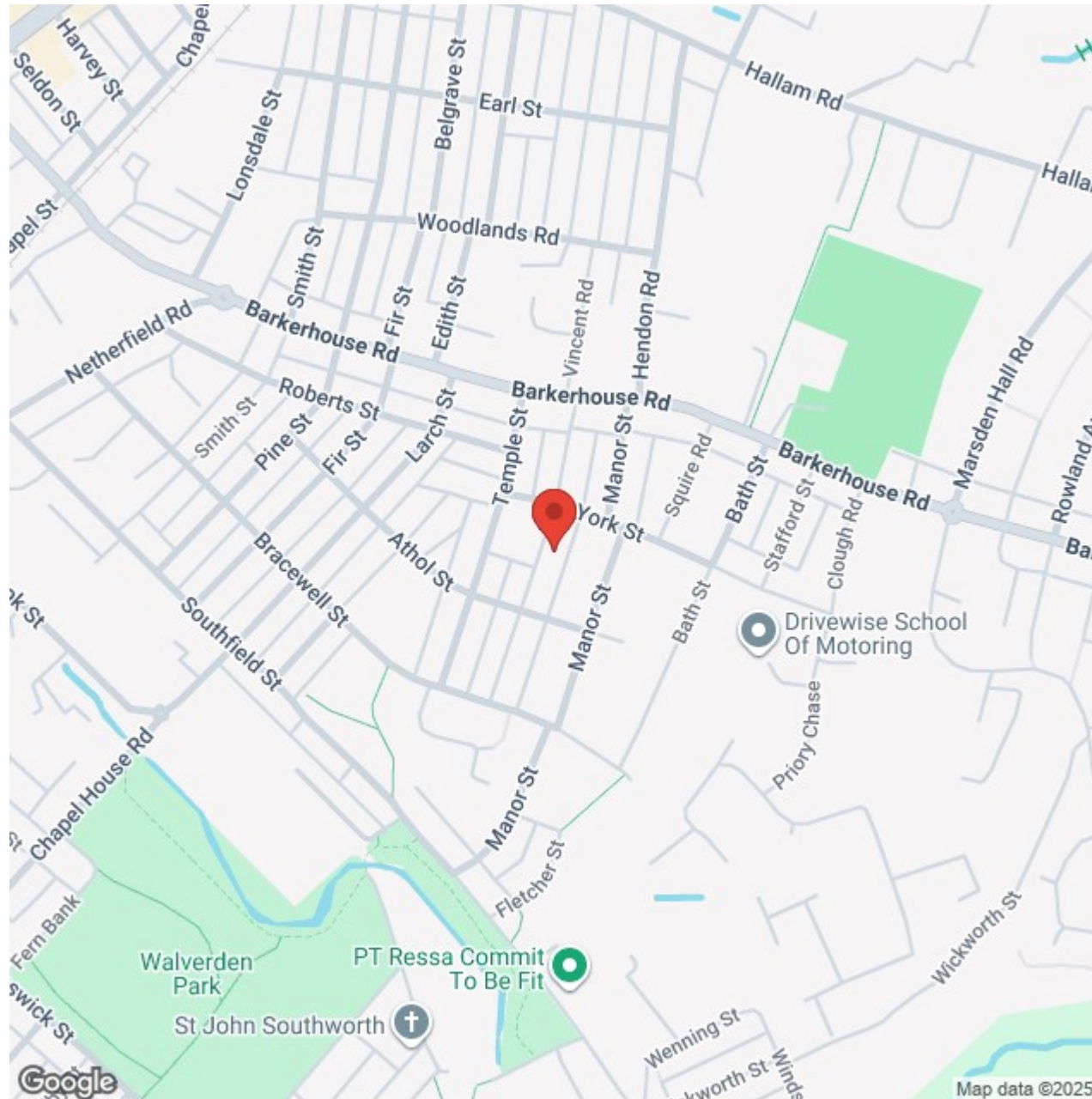
Offers In The Region Of £89,950

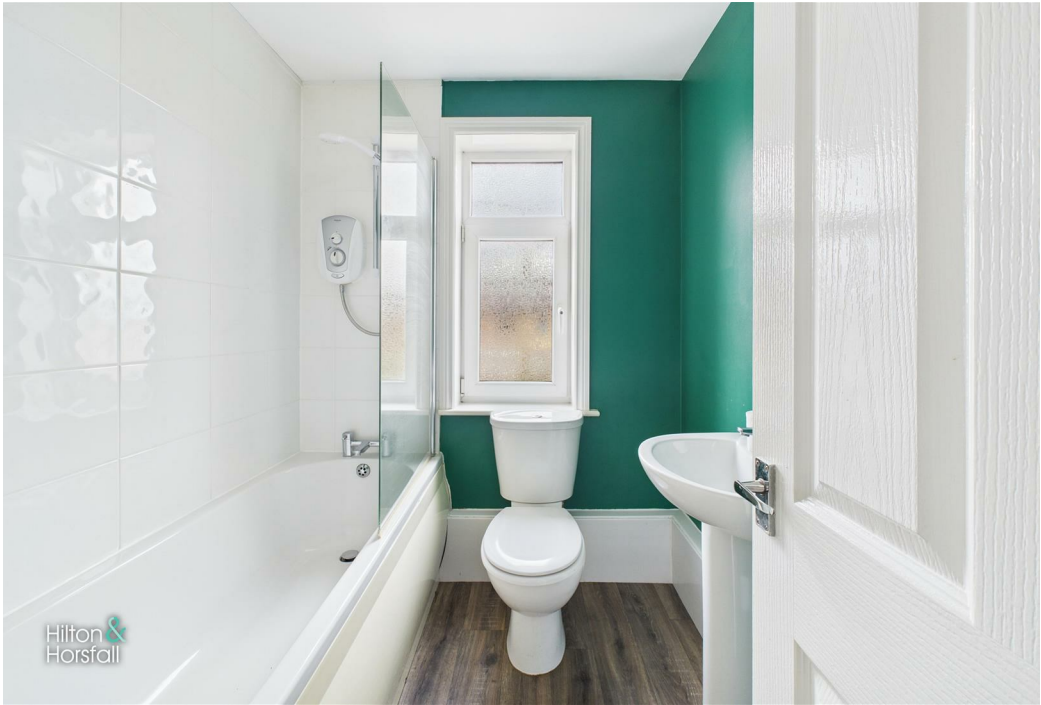
- Mid terrace property
- Two bedrooms
- Spacious living room with bay window
- Modern fitted kitchen
- Three-piece bathroom suite
- Rear yard & on-street parking

A well-presented mid terrace property located in a convenient part of Nelson, offering an ideal purchase for first-time buyers, small families, or buy-to-let investors. With the benefit of no onward chain, this home provides spacious living accommodation across two floors. The ground floor comprises a bright living room with a bay window, a modern fitted kitchen with a range of wall and base units, and access out to the rear yard.

To the first floor, there are two bedrooms and a three-piece bathroom suite. Externally, the property benefits from a yard to the rear.







Lancashire

A well-presented mid terrace property located in a convenient part of Nelson, offering an ideal purchase for first-time buyers, small families, or buy-to-let investors. With the benefit of no onward chain, this home provides spacious living accommodation across two floors. The ground floor comprises a bright living room with a bay window, a modern fitted kitchen with a range of wall and base units, and access out to the rear yard. To the first floor, there are two bedrooms and a three-piece bathroom suite. Externally, the property benefits from a yard to the rear.

GROUND FLOOR

ENTRANCE VESTIBULE

LIVING ROOM 13'8" x 13'8" (4.18m x 4.18m)

A spacious reception room with a bay-fronted window, central heating radiator, and a gas fire.

KITCHEN 9'8" x 11'11" (2.96m x 3.64m)

Fitted with a modern range of white wall, drawer, and base units with complementary work surfaces, stainless steel sink, electric oven, hob, and extractor fan. Plumbing for appliances, vinyl flooring, and access to the rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 13'8" x 13'8" (4.18m x 4.18m)

A generous double bedroom situated to the front of the property with a large window and central heating radiator.

BEDROOM TWO 12'10" x 7'1" (3.93m x 2.18m)

A good-sized second bedroom to the rear elevation with central heating radiator and window overlooking the rear.

BATHROOM 6'11" x 6'0" (2.13m x 1.85m)

A three-piece suite comprising a panelled bath with shower over, low-level WC, and wash hand basin. Window to the rear.

LOCATION

Castle Street is ideally situated within walking distance of Nelson town centre, providing easy access to a range of local amenities including supermarkets, shops, and leisure facilities. The property is close to well-regarded schools and offers excellent transport connections, with nearby bus routes and Nelson railway station. For commuters, the M65 motorway is just a short drive away, giving convenient links to Burnley, Colne, Preston, and beyond.

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.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

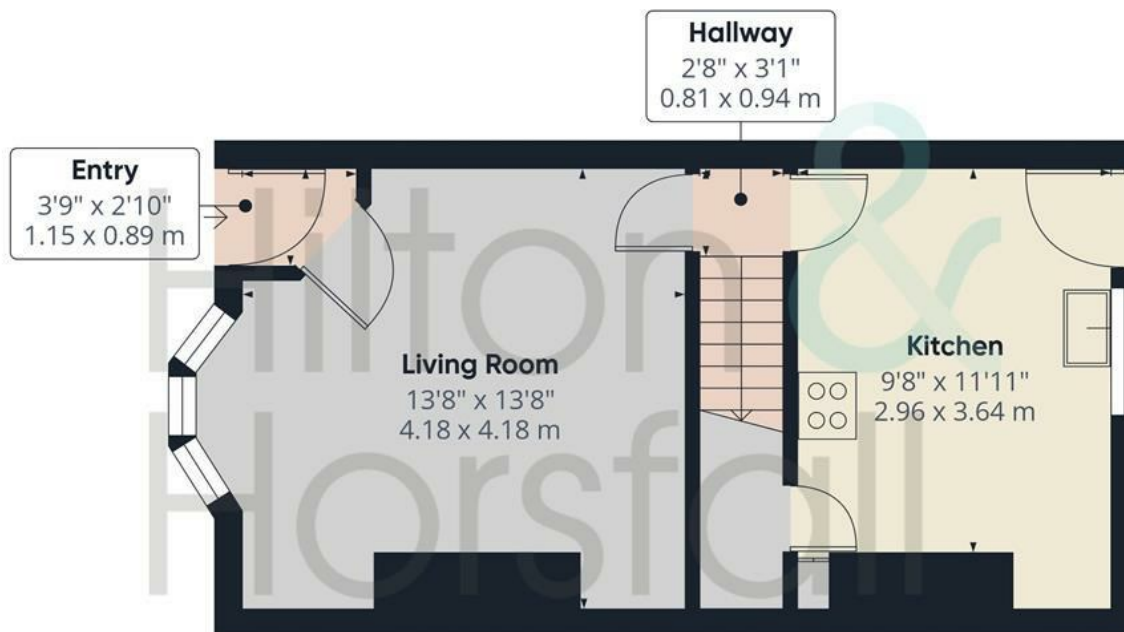


BB9 OTN

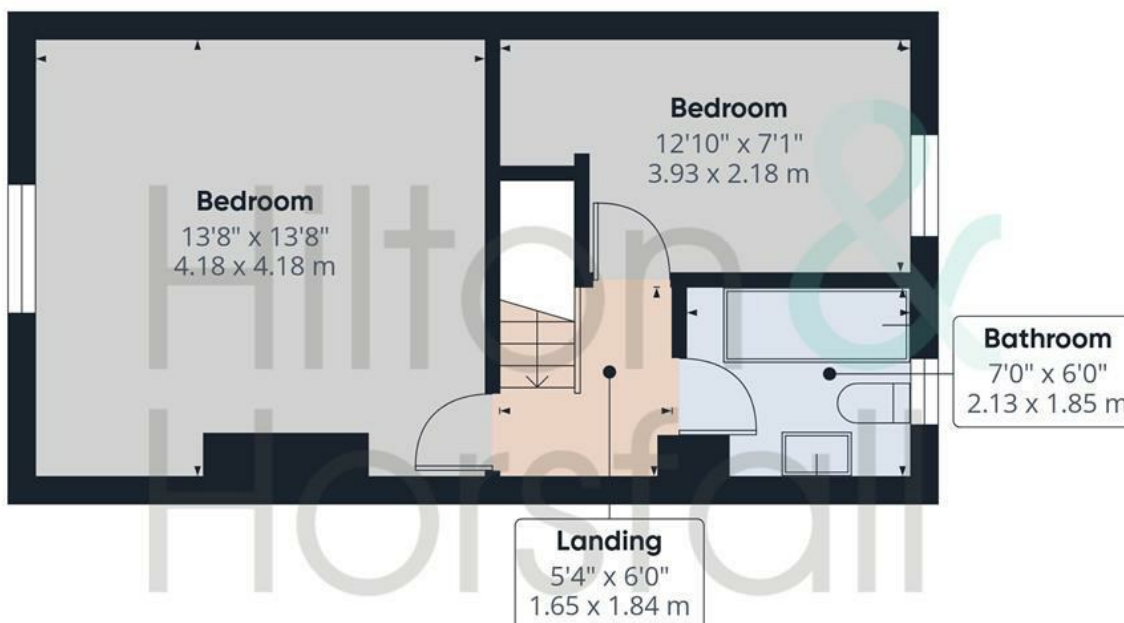
OUTSIDE

To the rear of the property is an enclosed yard, offering a private, low-maintenance outdoor space. To the front, there is on-street parking available.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

682 ft²

63.2 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.





Hilton &
Horsfall

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)