



Hilton &
Horsfall

BB9 OTN

Castle Street, Nelson

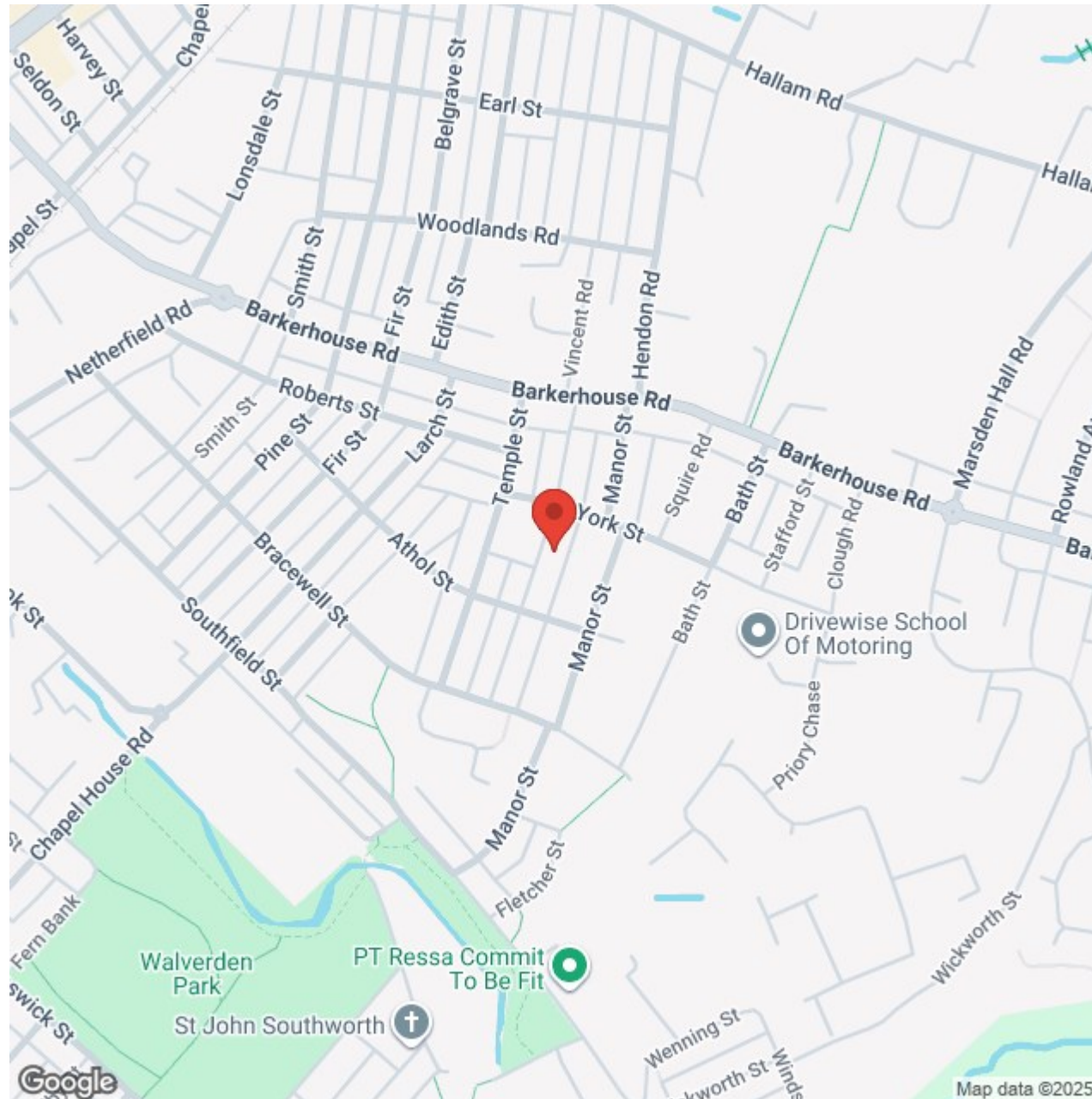
Offers In The Region Of £84,950

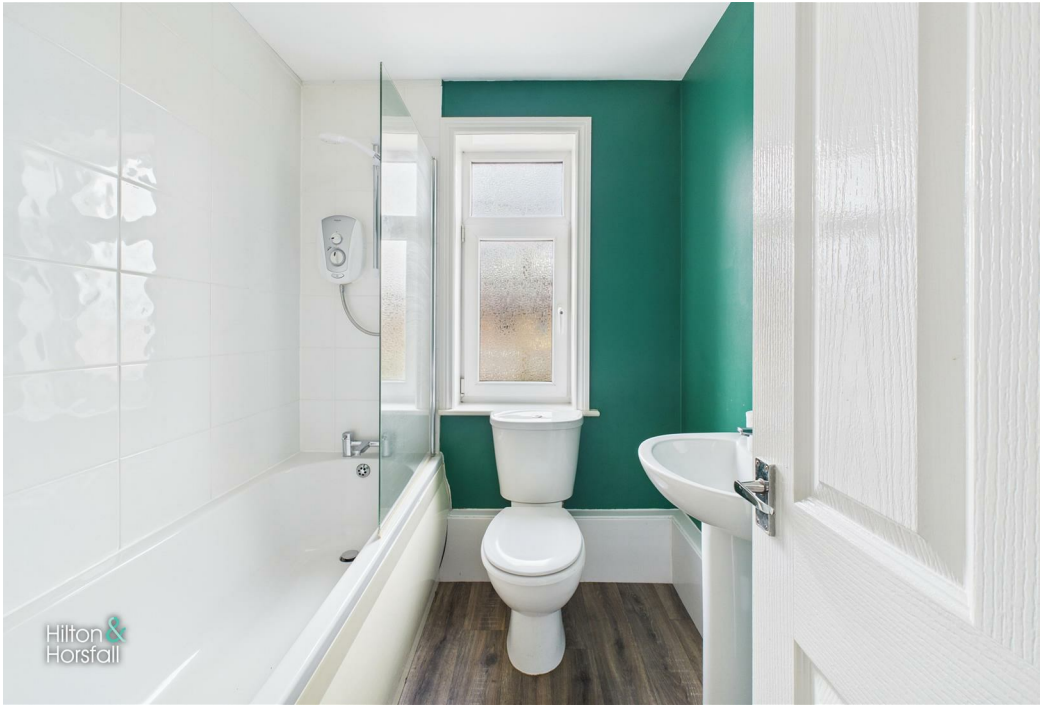
- Mid terrace property
- Two bedrooms
- Spacious living room with bay window
- Modern fitted kitchen
- Three-piece bathroom suite
- Rear yard & on-street parking

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

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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

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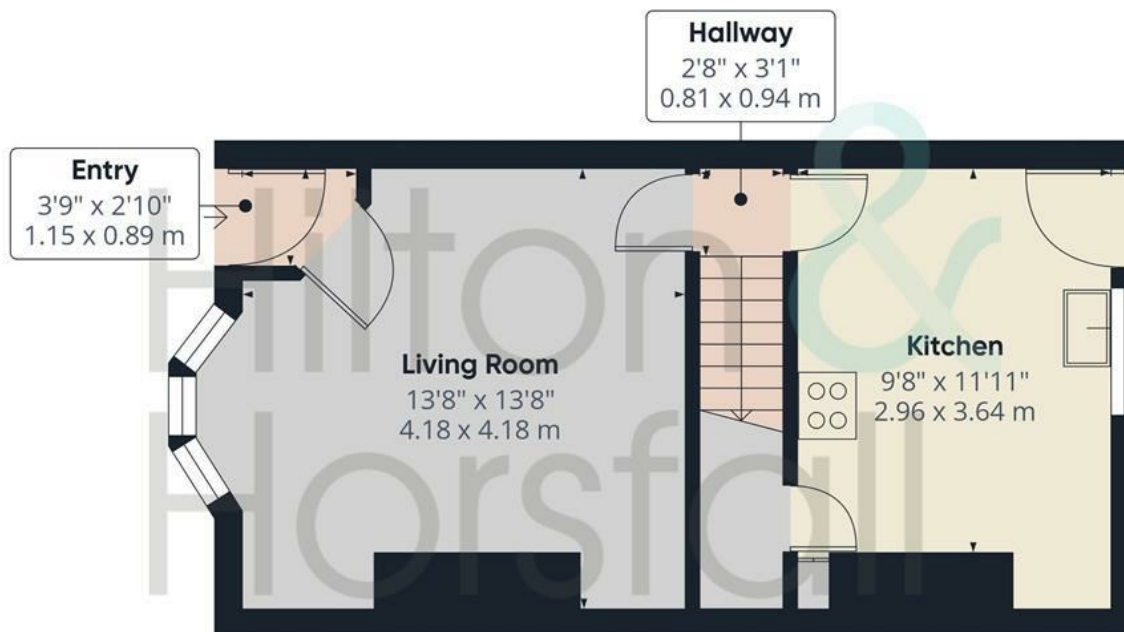


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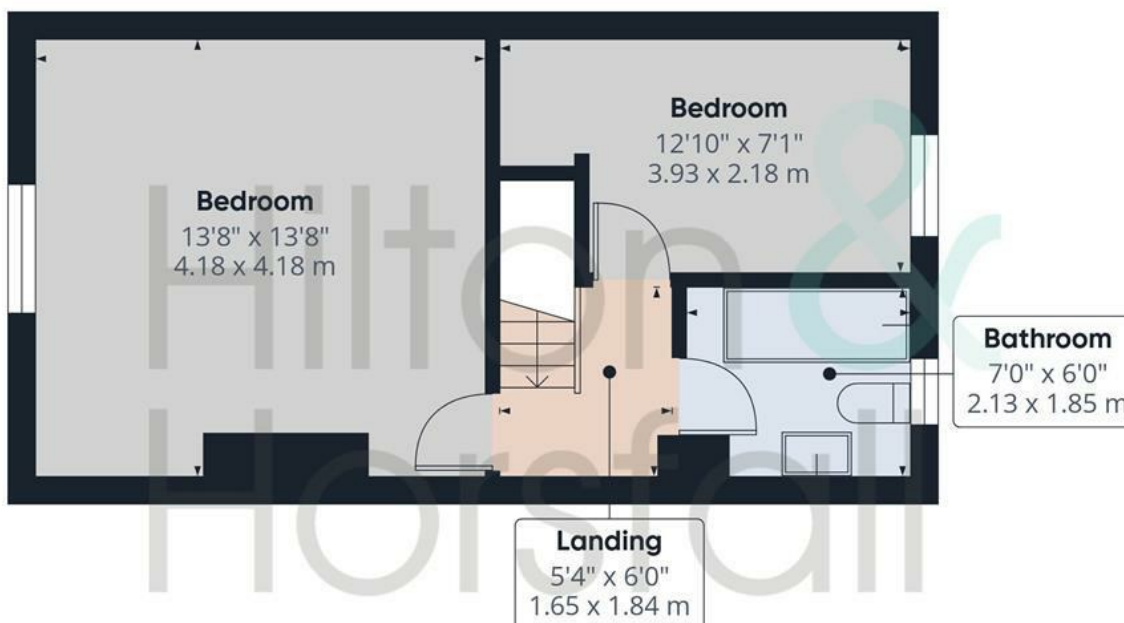


OUTSIDE

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.





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