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BB9 0NP

Bath Street, Nelson

£200,000

• Spacious three-bedroom semi-detached home • Offered with no onward chain • Impressive dining kitchen with central island • Two generous reception rooms • Large rear garden with substantial garden room / summer house • Driveway providing off-road parking

An excellent opportunity to acquire this spacious three-bedroom semi-detached home, pleasantly situated on Bath Street in Nelson and offered to the market with NO ONWARD CHAIN. Well presented throughout, the property offers generous and versatile accommodation comprising a spacious living room with contemporary media wall and inset electric fire, an impressive dining kitchen with central island, additional sitting room and useful ground floor WC. To the first floor are three bedrooms and a well-appointed family bathroom. Externally, the property continues to impress with off-road parking to the front and a particularly large rear garden, providing a fantastic amount of outdoor space for families and entertaining. A real highlight is the substantial detached garden room/summer house, approximately 19'6" x 11'8", offering superb flexibility as a home office, gym, games room or additional entertaining space. Conveniently positioned for local amenities, schools and transport links, this is a sizeable and highly practical family home that must be viewed to be fully appreciated.

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BARROWFORD
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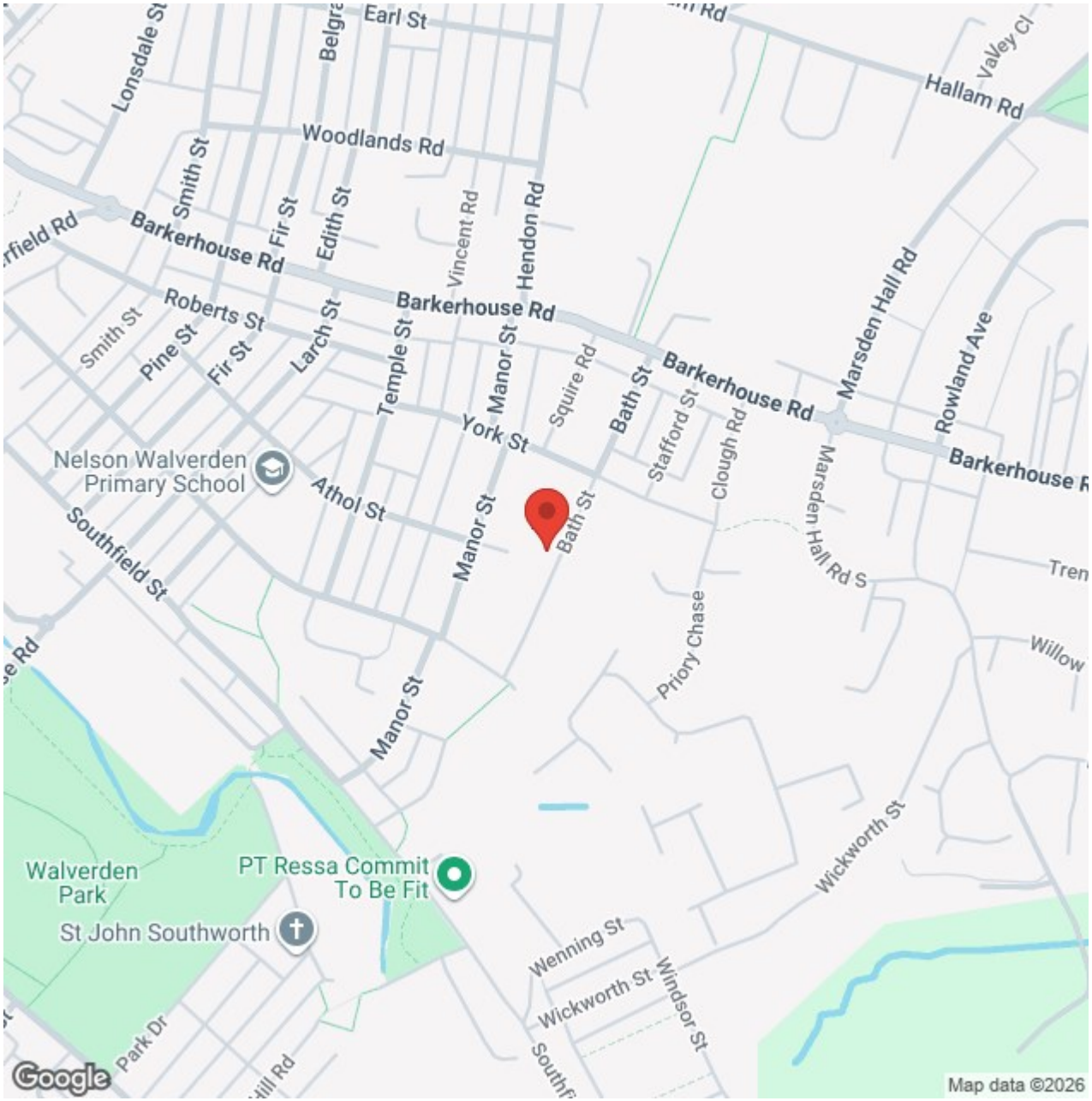
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Manor St
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Clough Rd
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York St
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GROUND FLOOR

ENTRANCE HALLWAY

LIVING ROOM 14'7" x 14'3" (4.45m x 4.36m)

A spacious and beautifully presented reception room with a large front-facing window allowing plenty of natural light. The room is finished in a clean, contemporary style with fitted carpet, modern vertical radiator and an impressive recessed media wall incorporating space for a wall-mounted television and a wide inset electric fire. A staircase rises to the first floor and glazed double doors provide access through to the dining kitchen, creating a practical and flowing ground-floor layout.

DINING KITCHEN 8'9" x 21'2" (2.68m x 6.46m)

A superb, generously proportioned dining kitchen fitted with a stylish range of high-gloss wall, base and drawer units complemented by contrasting gold-tone detailing and light work surfaces. Integrated appliances include an oven and microwave, with a gas hob and extractor hood, while the central island incorporates a sink and provides additional preparation space and informal seating. There is ample room for a full dining table and chairs, with recessed ceiling spotlights and attractive tiled flooring running throughout with under floor heating. Glazed double doors connect through to the sitting room, making this an excellent social and family-friendly space.

SITTING ROOM 14'7" x 10'3" (4.45m x 3.13m)

A generous additional reception room positioned to the rear of the property, offering excellent flexibility for use as a second lounge, family room or playroom. The room enjoys plenty of natural light from the large rear-facing window and additional side window, with a door providing direct access out towards the rear garden. Finished with wood-effect flooring and neutral décor with under floor heating, this is a useful and versatile space that complements the main living room perfectly.

GROUND FLOOR WC

A useful ground floor cloakroom fitted with a modern two-piece suite comprising a low-level WC and wash hand basin with storage beneath. Finished in a clean, contemporary style with neutral décor, wood-effect flooring and wall-mounted mirror.

FIRST FLOOR / LANDING

BEDROOM ONE 14'11" x 7'9" (4.55m x 2.38m)

A well-proportioned double bedroom positioned to the rear of the property, featuring a large rear-facing window and fitted carpet. One wall is almost entirely occupied by an impressive range of full-height sliding wardrobes, providing an excellent amount of built-in storage while still leaving good space for additional bedroom furniture.

BEDROOM TWO 8'10" x 8'9" (2.70m x 2.69m)

A good-sized second bedroom positioned to the rear of the property, with a rear-facing window providing plenty of natural light. The room is neutrally decorated and finished with fitted carpet, with space for a double bed and additional bedroom furniture.

BEDROOM THREE 10'11" x 4'7" (3.33m x 1.41m)

A useful third bedroom with a rear-facing window, neutral décor and fitted carpet. Currently arranged with a single bed and storage furniture, the room would also lend itself well to use as a nursery, dressing room or home office.

BATHROOM 8'9" x 5'6" (2.68m x 1.70m)

A well-appointed family bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glazed screen, low-level WC and wash hand basin. The room is finished with tiled walls, decorative tiled flooring, recessed ceiling lighting, a mirrored wall cabinet and a frosted window providing natural light and privacy.

GARDEN ROOM 11'8" x 19'6" (3.56m x 5.96m)

360 DEGREE VIRTUAL TOUR

https://tour.giraffe360.com/bathstnelson

LOCATION

Situated on Bath Street in Nelson, the property occupies a convenient residential position within easy reach of the town centre and its wide range of shops, supermarkets and everyday amenities. A selection of primary and secondary schools can also be found nearby, making the location particularly well suited to families. The property is well placed for commuters, with Nelson railway and bus stations within easy reach, while access to the M65 motorway network provides excellent connections towards Burnley, Blackburn, Preston and beyond. The surrounding Pendle countryside is also readily accessible, offering a variety of scenic walks and outdoor pursuits.

PUBLISHING

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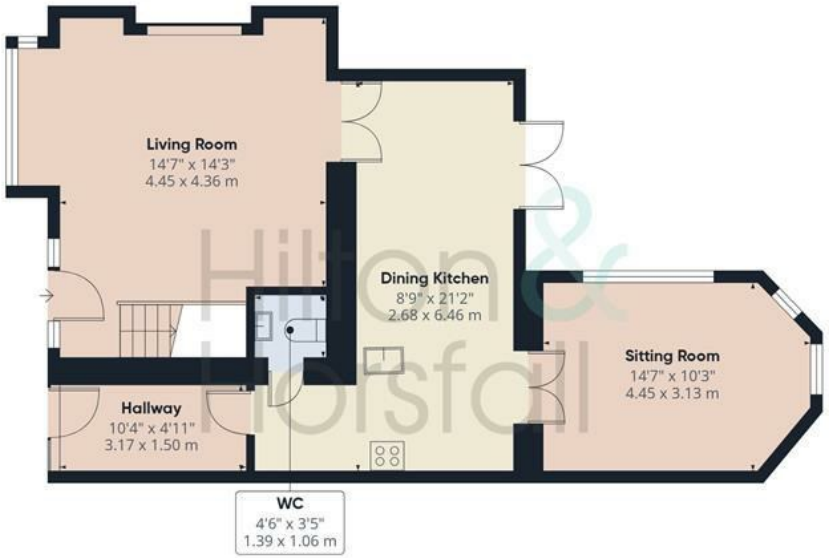
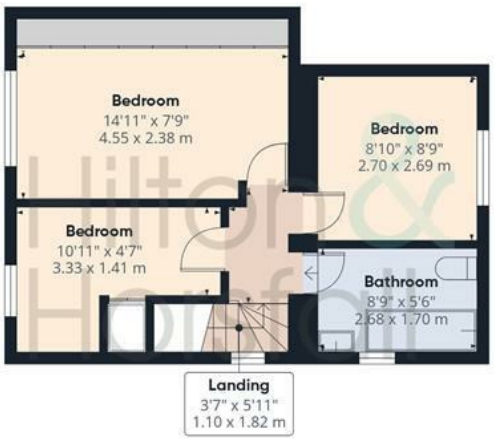
OUTSIDE

To the front of the property is a generous driveway providing off-road parking, with access leading around the side of the house to the rear. A particularly impressive feature of the property is the substantial rear garden, offering an excellent amount of private outdoor space and currently designed for ease of maintenance with extensive paved patio areas, ideal for outdoor seating, entertaining and family use. Positioned at the far end of the garden is a large detached garden room/summer house measuring approximately 19'6" x 11'8", providing a superb additional space with excellent potential for use as a home office, gym, games room or entertaining area.



Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

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Approximate total area(1)

1264 ft²

117.4 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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