



Hilton &
Horsfall

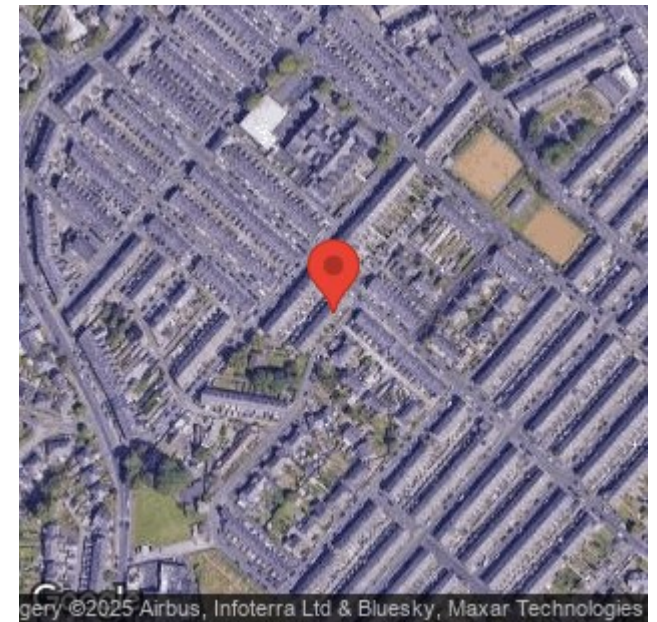
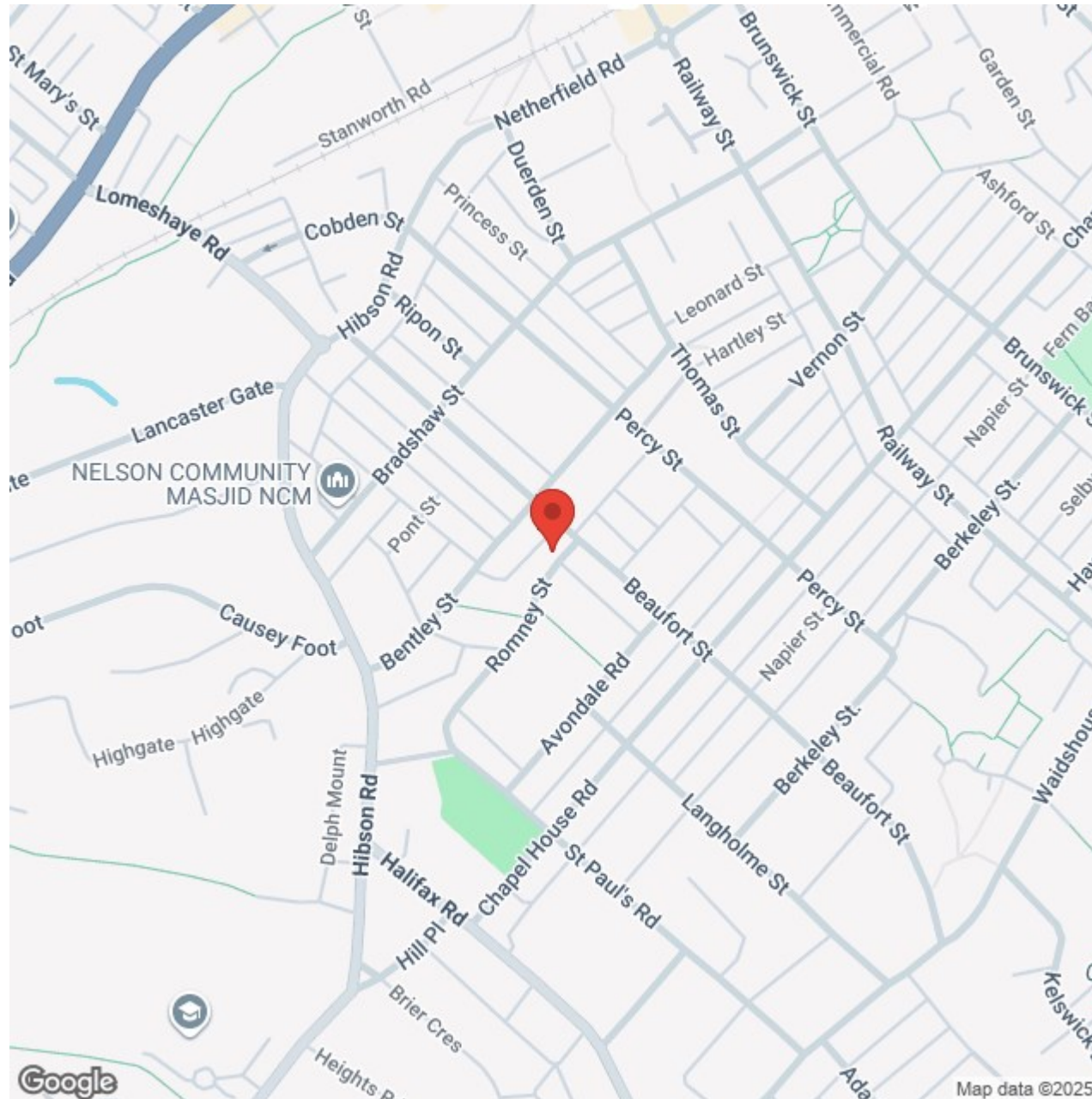
Romney Street, Nelson

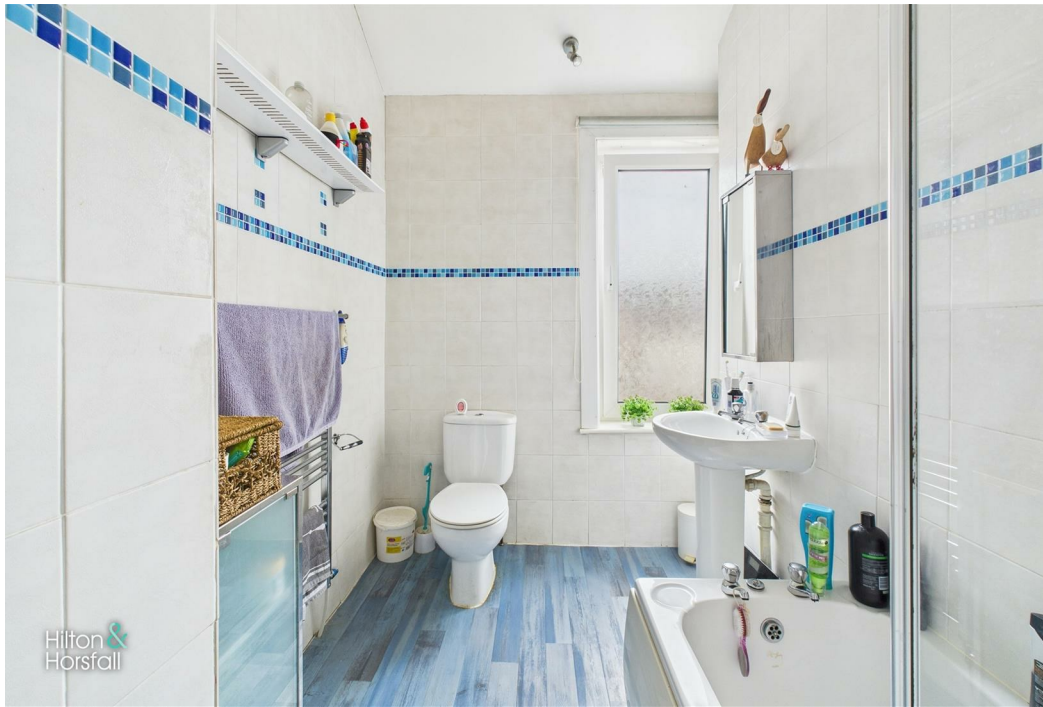
Offers In The Region Of £79,950

- Mid Terraced • Two Bedrooms • Two Reception Rooms • Rear Yard

A brilliant opportunity to acquire this TWO bedroomed terraced dwelling located in a highly desirable area of Nelson. Situated conveniently close by to local amenities, good schools / nurseries and transport links. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities. The property affords many noteworthy features and briefly comprises of: a welcoming entrance hallway, sitting room, family sized living room, kitchen, two well proportioned bedrooms and a contemporary three piece bathroom suite. Externally to the front elevation there is an enclosed forecourt and to the rear is a flagged yard. Ideal for a first time buyer / investor.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A welcoming entrance hallway with wood effect flooring, 1x central heating radiator, staircase to the first floor / landing and uPVC door to the front elevation.

SITTING ROOM 10'5" x 8'10" (3.19m x 2.70m)

Having wood effect flooring, space for settees, wall feature fireplace, television point, 1x central heating radiator and uPVC double glazed panelled window to the front elevation.

LIVING ROOM 12'10" x 13'9" (3.92m x 4.21m)

A family sized living room with wood effect flooring, space for settees, ceiling coving, wall feature fireplace with coal fire set within, television point, 1x central heating radiator, under stairs storage cupboard and uPVC double glazed window to the rear elevation.

KITCHEN 6'0" x 6'7" (1.84m x 2.02m)

Offering fitted wall and base units with contrasting worktops, tiled splash back, wood effect flooring,

integrated Beko oven / grill, Siemens 5 ring induction hob with chrome extractor hood above, Belfast sink with chrome mixer tap, integrated dishwasher, recessed spotlights, 1x central heating radiator and uPVC double glazed window and door to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing there is a loft hatch with retractable ladder.

BEDROOM ONE 14'2" x 8'8" (4.32m x 2.66m)

A bedroom of double proportions with wood effect flooring, ceiling coving, wall feature fireplace, integrated wardrobes, 1x central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM TWO 13'1" x 7'8" (3.99m x 2.34m)

Another bedroom of double proportions with wood effect flooring, ceiling coving, space for a wardrobe and drawers, open storage cupboard, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BATHROOM

A contemporary three piece bathroom suite comprising of: a panelled bathtub with chrome mixer tap, shower over and glass shower screen, pedestal sink with chrome mixer tap, push button w.c, tiled walls, heated chrome towel rack and uPVC double glazed frosted window to the rear elevation.

EXTERNALLY

Externally to the front elevation is an enclosed forecourt and to the rear is a flagged yard.

PROPERTY DETAILS

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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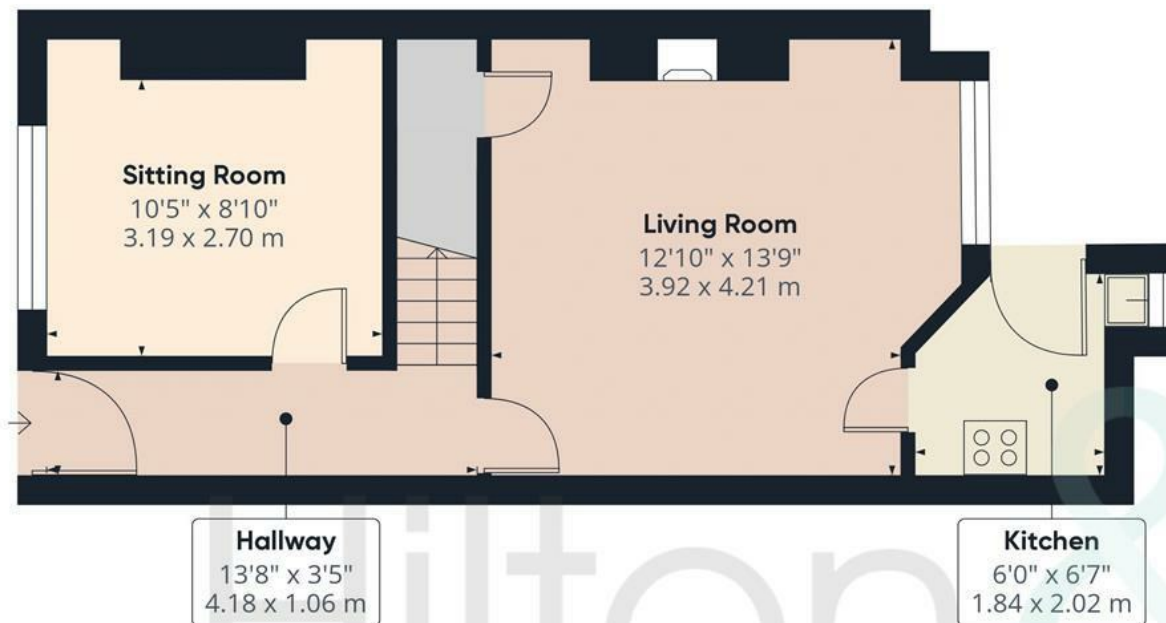


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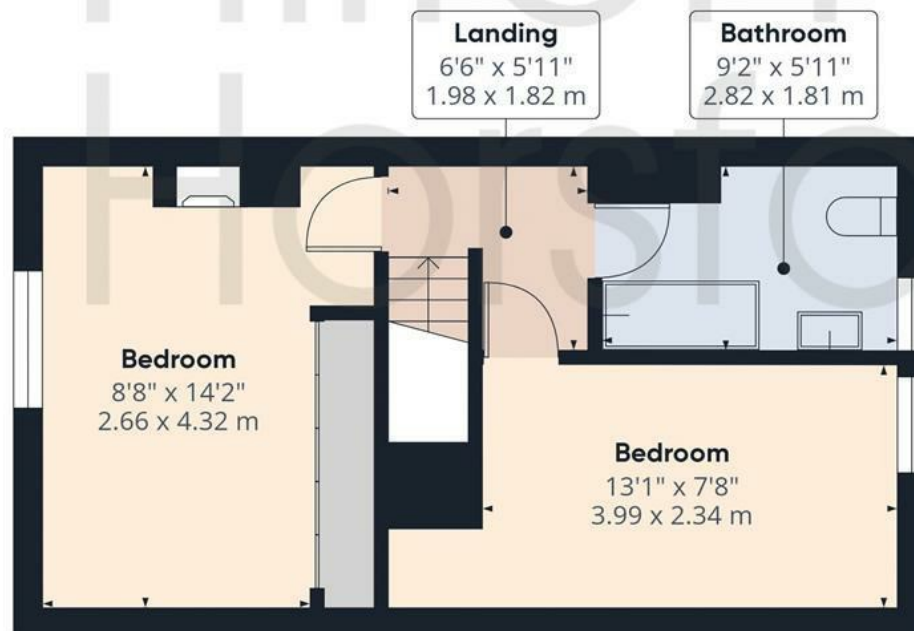
OUTSIDE

Externally to the front elevation is an enclosed forecourt and to the rear is a flagged yard.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

741.42 ft²

68.88 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





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