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BB9 8DE

Rimington Place, Nelson
Offers In The Region Of £175,000

• Three bedroom family home • Offered for sale with no onward chain • Spacious dual-aspect living room with wood-burning stove • Generous dining kitchen with central island • Substantial block-paved driveway providing ample off-road parking • Generous corner plot with lawned gardens and paved patio areas

Offered for sale with no onward chain, this spacious three-bedroom home occupies a generous corner plot in an established residential area of Nelson. The property provides well-proportioned accommodation throughout, with the ground floor comprising a welcoming entrance hall, generous dual-aspect living room with wood-burning stove and an impressive dining kitchen featuring an extensive range of units, central island and direct access to the garden. To the first floor are three bedrooms, including two generous doubles, together with a well-appointed four-piece family bathroom. Externally, the property is complemented by gardens arranged over different levels, paved patio areas and a substantial block-paved driveway providing ample off-road parking. With its generous accommodation, excellent outside space and convenient location for local amenities and transport links, this property would make an ideal family home.

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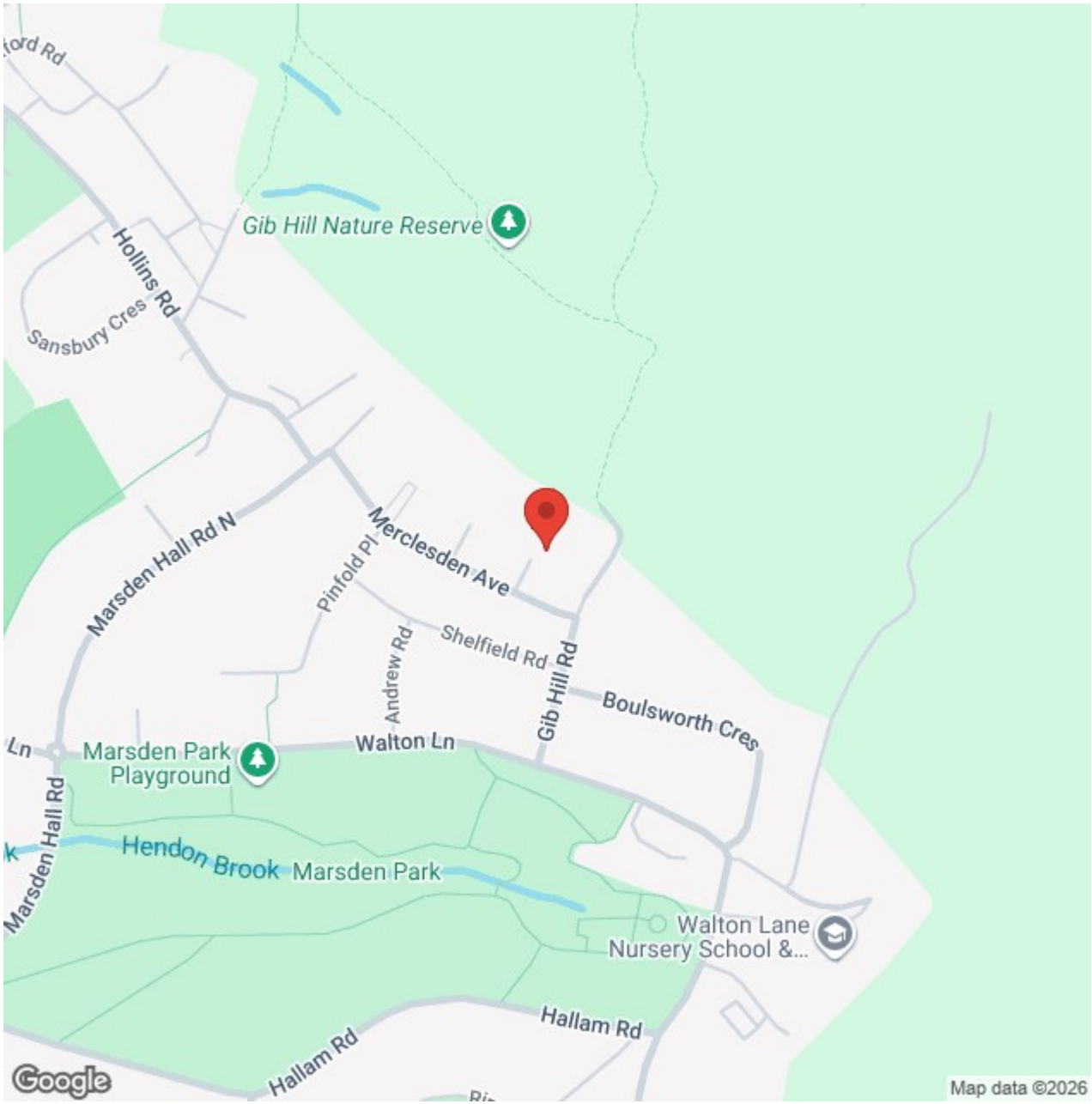
Gib Hill Nature Reserve
Hollins Rd
Sansbury Cres
Marsden Hall Rd N
Pinfold Pl
Merclesden Ave
Shelfield Rd
Andrew Rd
Gib Hill Rd
Boulsworth Cres
Walton Ln
Marsden Park Playground
Marsden Hall Rd
Hendon Brook
Marsden Park
Walton Lane Nursery School &...
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Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY
A welcoming entrance hall with wood-effect flooring, staircase rising to the first floor with decorative balustrade and timber handrail, and access through into the living room and kitchen. Neutral décor gives a bright, clean feel, with useful space beneath the stairs for additional storage or furniture.

LIVING ROOM 13'8" x 11'9" (4.19m x 3.60m)
A spacious and well-proportioned living room featuring wood-effect flooring, contrasting feature wall and a wood-burning stove set upon a raised hearth with timber surround. Dual-aspect uPVC double glazed windows provide plenty of natural light, complemented by ceiling coving, ceiling fan/light and ample space for a range of freestanding furniture.

DINING KITCHEN 12'4" x 17'10" (3.76m x 5.45m)
A generous dining kitchen fitted with a wide range of timber-fronted wall, base and drawer units complemented by contrasting work surfaces and matching splashbacks. Integrated features include a five-ring gas hob with extractor hood above, double oven, inset sink with mixer tap and an under-counter wine cooler. A central island provides additional preparation space and storage, while there is ample room for a dining table and chairs. Multiple windows and an external door provide plenty of natural light and direct access out to the garden.

FIRST FLOOR / LANDING

BEDROOM ONE 13'6" x 9'5" (4.14m x 2.89m)
A spacious double bedroom with a dual-aspect arrangement of uPVC double glazed windows, allowing plenty of natural light into the room. Finished with fitted carpet, ceiling coving and neutral décor, with ample space for a double bed and a range of freestanding bedroom furniture.

BEDROOM TWO 10'1" x 9'8" (3.09m x 2.97m)
A good-sized double bedroom featuring fitted carpet, a contrasting floral feature wall and a uPVC double glazed window overlooking the rear aspect. There are built-in timber wardrobes providing useful storage, along with ample space for a double bed and additional bedroom furniture.

BEDROOM THREE 905'6" x 8'3" (276m x 2.52m)
A well-presented third bedroom with fitted carpet, neutral décor and a uPVC double glazed window enjoying an elevated outlook. The room also benefits from a radiator and useful fitted wardrobe/storage space with mirrored door.

BATHROOM 8'1" x 8'1" (2.48m x 2.48m)
A well-appointed four-piece bathroom fitted with a panelled bath, separate curved shower enclosure, pedestal wash basin, WC and bidet. Finished with contrasting dark tiled walls and patterned tiled flooring, together with a chrome heated towel rail, wall-mounted mirror and frosted uPVC double glazed window providing natural light and privacy.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/rimingtonplacenelson

LOCATION
Situated in an established residential area of Nelson, Rimington Place is conveniently positioned for access to a range of local amenities including shops, supermarkets, schools and leisure facilities. Nelson town centre is within easy reach, together with nearby Barrowford offering a further selection of independent shops, cafés, bars and restaurants. The property is also well placed for commuters, with convenient access to the M65 motorway network providing connections towards Burnley, Blackburn, Preston and Manchester, while the surrounding Pendle countryside offers a variety of scenic walks and outdoor pursuits.

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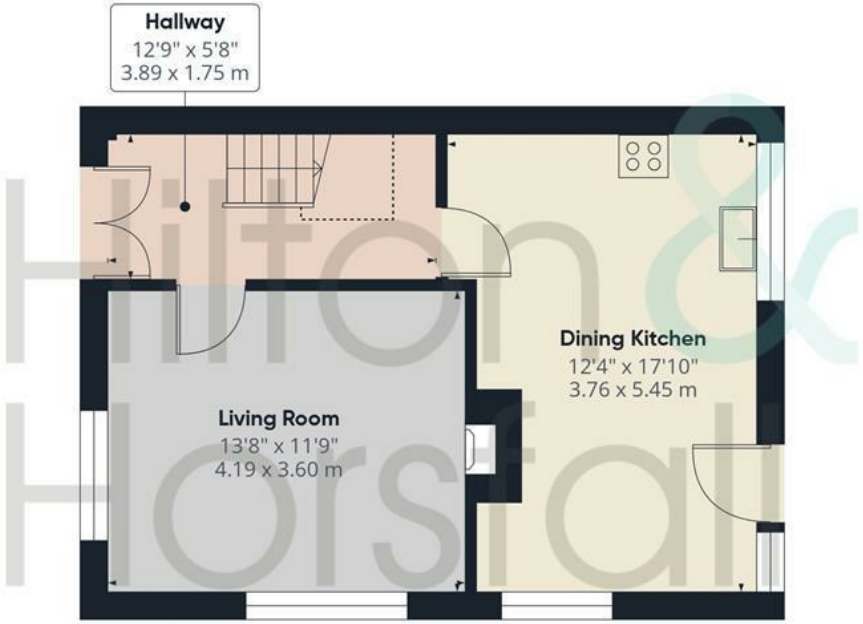
OUTSIDE

Externally, the property occupies a generous corner plot with a substantial block-paved driveway providing ample off-road parking. The gardens are arranged over different levels and include low-maintenance lawned areas, mature trees and established boundary fencing, together with a paved patio area adjoining the property. To the front, a brick boundary wall and entrance pillars create an attractive approach, while the elevated position gives the home a distinctive outlook within the surrounding residential area.



Ground Floor

Floor 1

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Approximate total area(1)

859 ft²

79.7 m²

Reduced headroom

10 ft²

1 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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