



Hilton &
Horsfall

BB9 9NG

Rowland Avenue, Nelson

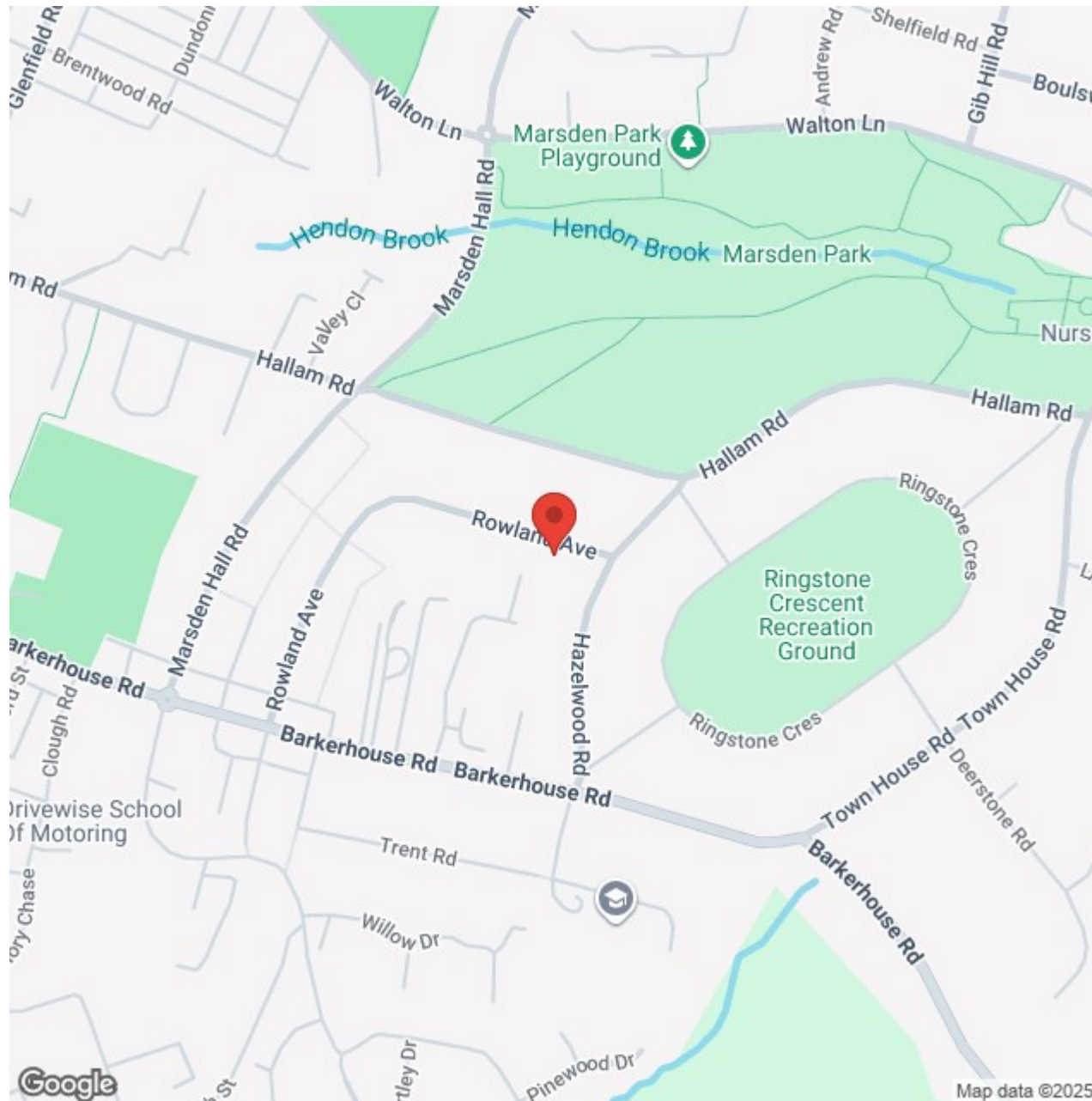
Offers In The Region Of £149,950

- Three-bedroom semi-detached home
- Driveway providing off-road parking
- Spacious rear garden with patio and lawned area
- Popular and convenient residential location
- Ideal for families and first-time buyers
- Close to schools, amenities, and transport links

A well-presented three bedroomed semi-detached dwelling, situated in a popular residential location of Nelson. This home offers spacious living accommodation set over two floors and would suit a variety of buyers including first-time purchasers and young families.

Internally, the property comprises a welcoming hallway, a spacious living room with patio doors, and a modern dining kitchen with access out to the rear garden. To the first floor you will find three well-proportioned bedrooms and a three-piece bathroom suite. Externally, the property boasts a driveway and a large enclosed garden, providing an excellent outdoor space for family living and entertaining.







Lancashire

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GROUND FLOOR

ENTRANCE HALL

LIVING ROOM 12'9" x 14'3" (3.89m x 4.35m)

A spacious family reception room with a feature wall, neutral décor, and carpeted flooring. The room benefits from a large window and patio doors to the rear, providing an abundance of natural light and direct access to the garden. An archway opens through to the dining kitchen, creating a bright and flowing living space ideal for both relaxation and entertaining.

DINING KITCHEN 8'1" x 18'9" (2.47m x 5.72m)

A bright and spacious dining kitchen fitted with a range of modern wall, drawer and base units with contrasting work surfaces and tiled splashbacks. Appliances include a freestanding range-style cooker with extractor hood above, with additional space and plumbing for further appliances. The kitchen also provides ample room for a family dining table. French doors lead out to the rear garden, creating an excellent flow for family living and entertaining.

FIRST FLOOR / LANDING

BEDROOM ONE 12'11" x 11'6" (3.95m x 3.53m)

A generously sized double bedroom positioned to the rear of the property, enjoying views over the garden. The room

offers ample space for furnishings, is decorated in neutral tones, and benefits from a large window allowing natural light to fill the space.

BEDROOM TWO 8'1" x 11'8" (2.48m x 3.58m)

A well-proportioned bedroom located to the rear of the property, overlooking the garden. This room provides space for bedroom furniture and is ideal for use as a second double bedroom, guest room, or home office if required.

BEDROOM THREE 9'11" x 7'3" (3.04m x 2.23m)

Positioned to the front of the property, this bedroom is well-suited as a child's room, nursery, or home office. It features a front-facing window, built-in storage, and is finished with decorative wall panelling and soft flooring.

BATHROOM 5'0" x 6'10" (1.53m x 2.09m)

A three-piece bathroom suite comprising a panelled bath with overhead shower and glass screen, a pedestal wash basin, and a low-level WC. The room is fully tiled with contrasting mosaic detailing and includes an obscure glazed window for natural light and ventilation.

LOCATION

Located on Rowland Avenue in Nelson, this property enjoys a convenient position close to a range of local amenities including shops, supermarkets, and leisure facilities. Well-regarded primary and secondary schools are within easy reach, making it an ideal choice for families. Excellent transport links are available, with nearby access to bus routes and the M65 motorway network, providing straightforward connections to Burnley, Colne, Preston, and Manchester. Nelson town centre, train station, and nearby countryside walks are all easily accessible, offering a balance of convenience and lifestyle.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/rowland-ave-nelson>

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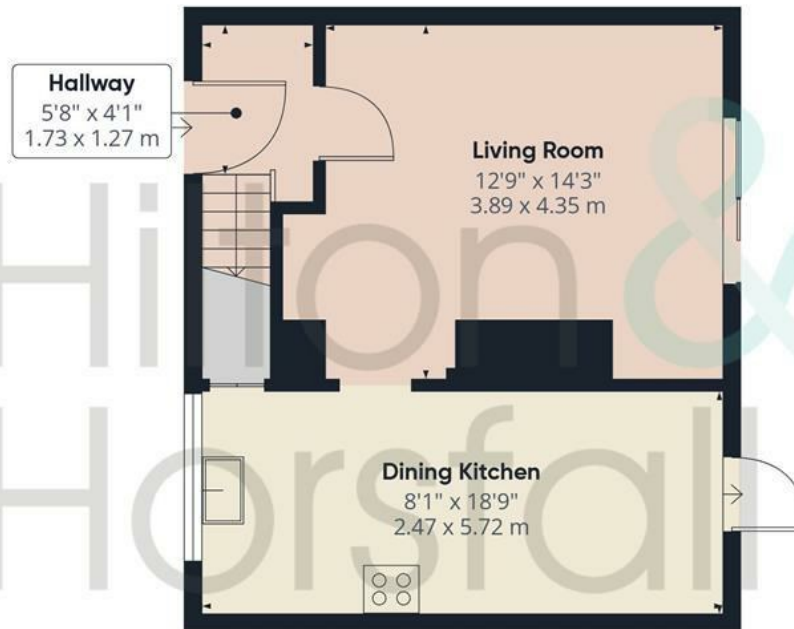
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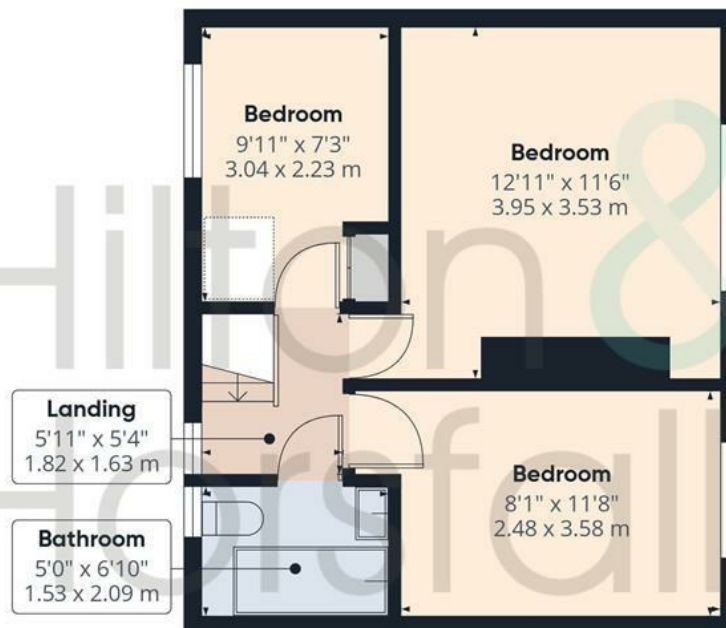
OUTSIDE

To the front of the property is a gated garden area with mature hedging and a driveway providing off-road parking. To the rear is a superb, large enclosed garden which is mainly laid to lawn with paved patio areas, mature trees, and hedging offering privacy. The outdoor space provides plenty of room for children to play and is perfect for family use and entertaining.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

750 ft²

69.8 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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