



Hilton &
Horsfall

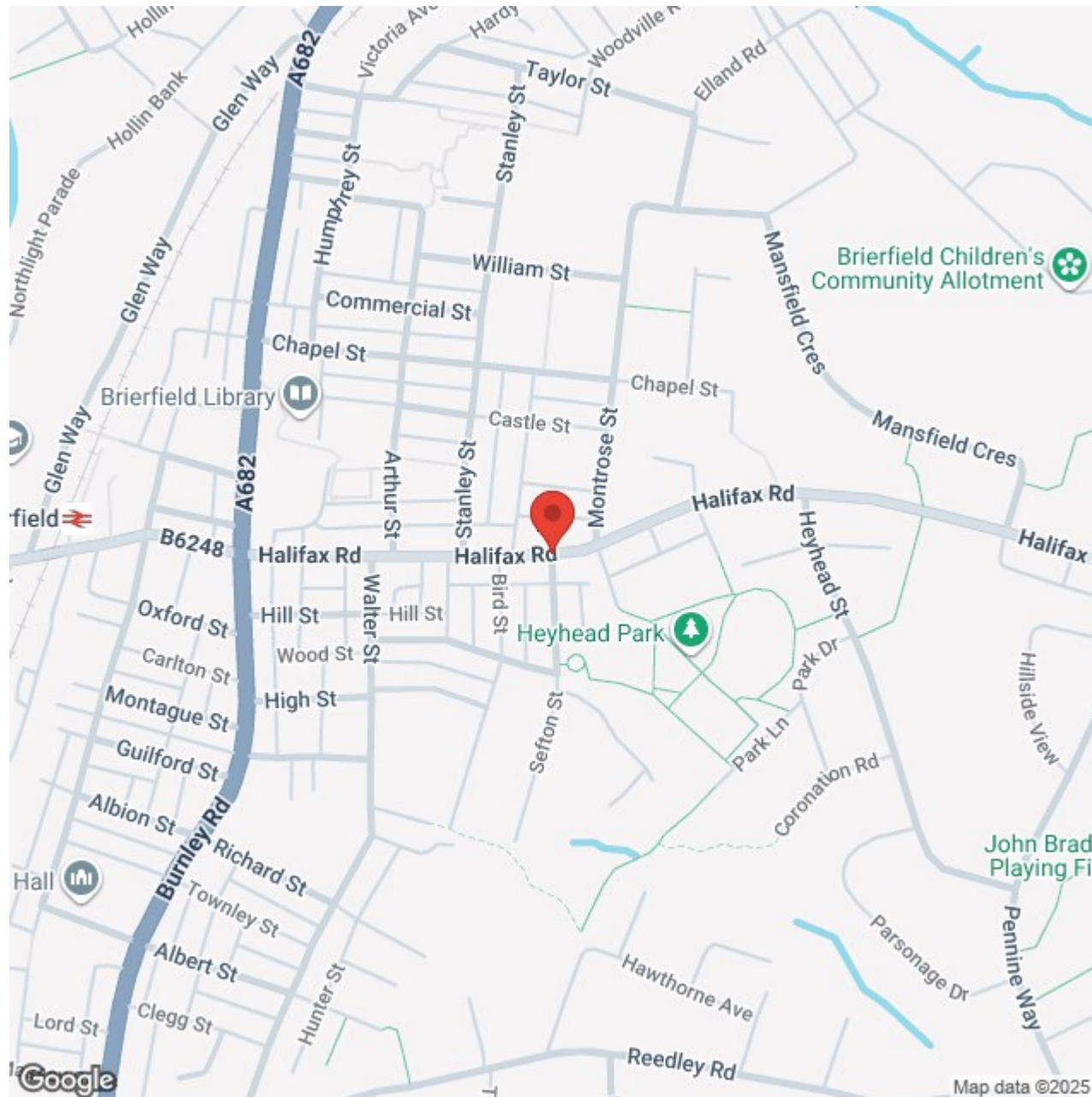
BB9 5BB

Halifax Road, Brierfield, Nelson

Offers In The Region Of £114,950

- 2 BED MID TERRACE • 2 REC ROOMS • CELLAR • CURRENTLY RENTED OUT AT £600 PCM • NO CHAIN

Located on the popular Halifax Road in the heart of Brierfield, we have been instructed to sell this spacious 2 bed mid terrace property. The house comprises of living room, dining room, separate kitchen, 2 double bedrooms, bathroom, tidy yard to rear and benefits from gas central heating & double glazed windows throughout.



Lancashire

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MAIN DESCRIPTION

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LIVING ROOM 6'5" x 9'9" (1.960 x 2.990)

DINING ROOM 13'3" x 14'10" (4.059 x 4.524)

KITCHEN 5'11" x 9'9" (1.818 x 2.993)

BEDROOM ONE 10'10" x 13'4" (3.306 x 4.089)

BEDROOM TWO 9'11" x 13'4" (3.036 x 4.077)

BATHROOM 7'10" x 7'7" (2.412 x 2.332)

CELLAR

PUBLISHING

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PROPERTY DETAIL

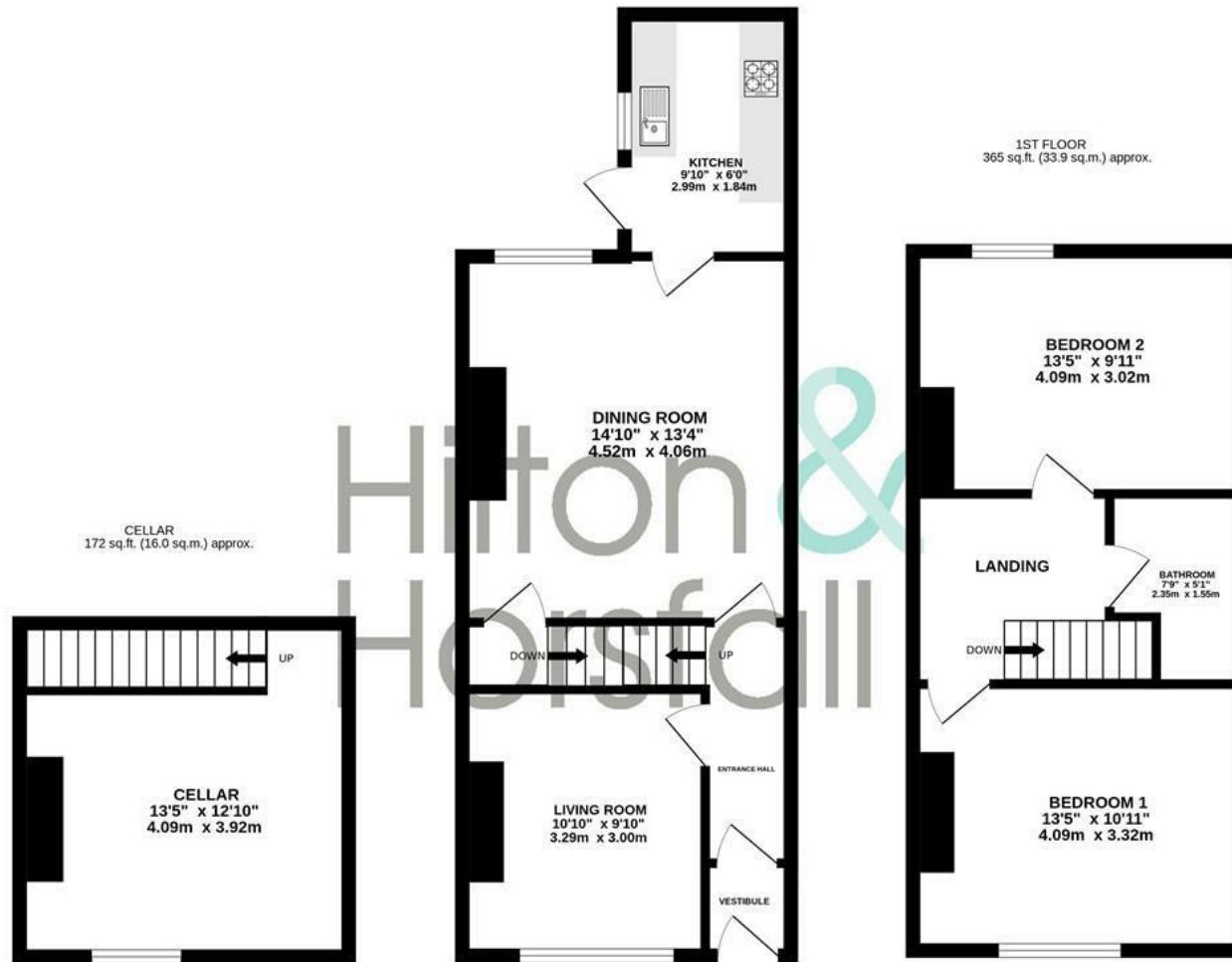
Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves 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 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.

BB9 5BB

OUTSIDE

GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



74 HALIFAX ROAD - MARKETING BY HILTON & HORSFALL ESTATE AGENTS

TOTAL FLOOR AREA: 965 sq.ft. (89.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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