



Hilton &
Horsfall

BB9 0LL

Mancknols Street, Nelson

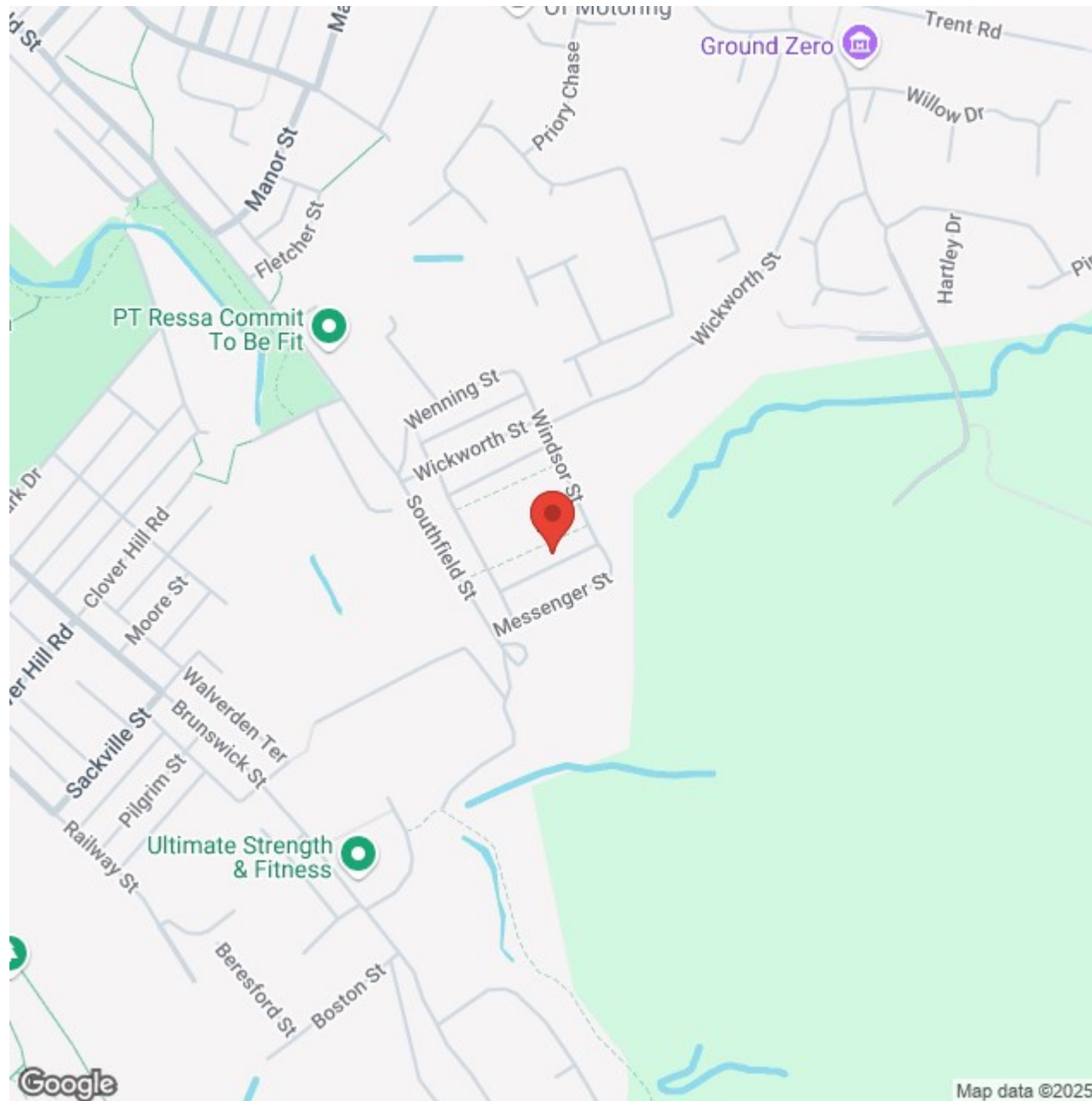
Offers In The Region Of £69,950

- Mid Terrace • Two Reception Rooms • Two Bedrooms • No Chain • Garden

A brilliant opportunity to acquire this TWO bedroomed terraced dwelling located in a popular area of Nelson. Situated conveniently close by to Nelson town centre, schools / nurseries and transport links. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities.

The property briefly comprises of: an entrance vestibule, welcoming entrance hallway, sitting room, family sized living room, kitchen, two bedrooms of double proportions and a contemporary three piece shower room. Externally to the front elevation is a small enclosed forecourt and adjacent is a flagged patio area with space for outdoor seating. Early viewing is advised.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE VESTIBULE

With tiled flooring, part tiled walls and a wood frame door to the front elevation.

ENTRANCE HALLWAY

A welcoming entrance hallway with wood effect flooring, part tiled walls and a staircase leading to the first floor / landing.

SITTING ROOM

A cosy sitting room with space for settees, ceiling coving, wall feature fireplace with gas fire and uPVC double glazed panelled window to the front elevation.

LIVING ROOM

A family sized living room with wood effect flooring, space for settees, wall feature fireplace with gas fire, integrated storage, under stairs storage cupboard and uPVC double glazed window to the rear elevation.

KITCHEN

Offering a range of fitted wall and base units with contrasting worktops, tiled flooring, inset sink with chrome mixer tap, space for an oven / grill, plumbing for a washing machine, space for a tumble dryer, loft hatch, air extraction fan, uPVC double glazed window to the side elevation and wood frame door to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing there is a loft hatch with retractable ladders and a smoke detector.

BEDROOM ONE

A bedroom of double proportions with space for a wardrobe and drawers, wall feature fireplace, 1x electric heater and uPVC double glazed panelled window to the front elevation.

BEDROOM TWO

Another bedroom of double proportions with space for a wardrobe and drawers, integrated storage cupboard and uPVC double glazed window to the rear elevation.

BATHROOM

A contemporary three piece shower room comprising of: walk in shower cubicle with rainfall shower head, low level w.c, sink in vanity unit with chrome mixer tap, recessed LED spotlights, MAIN boiler and uPVC double glazed frosted window to the rear elevation.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/mancknols-street-nelson>

EXTERNALLY

Externally to the front elevation there is a small enclosed forecourt and adjacent to this there is a flagged patio area with space for garden furniture. To the rear elevation you will find an enclosed 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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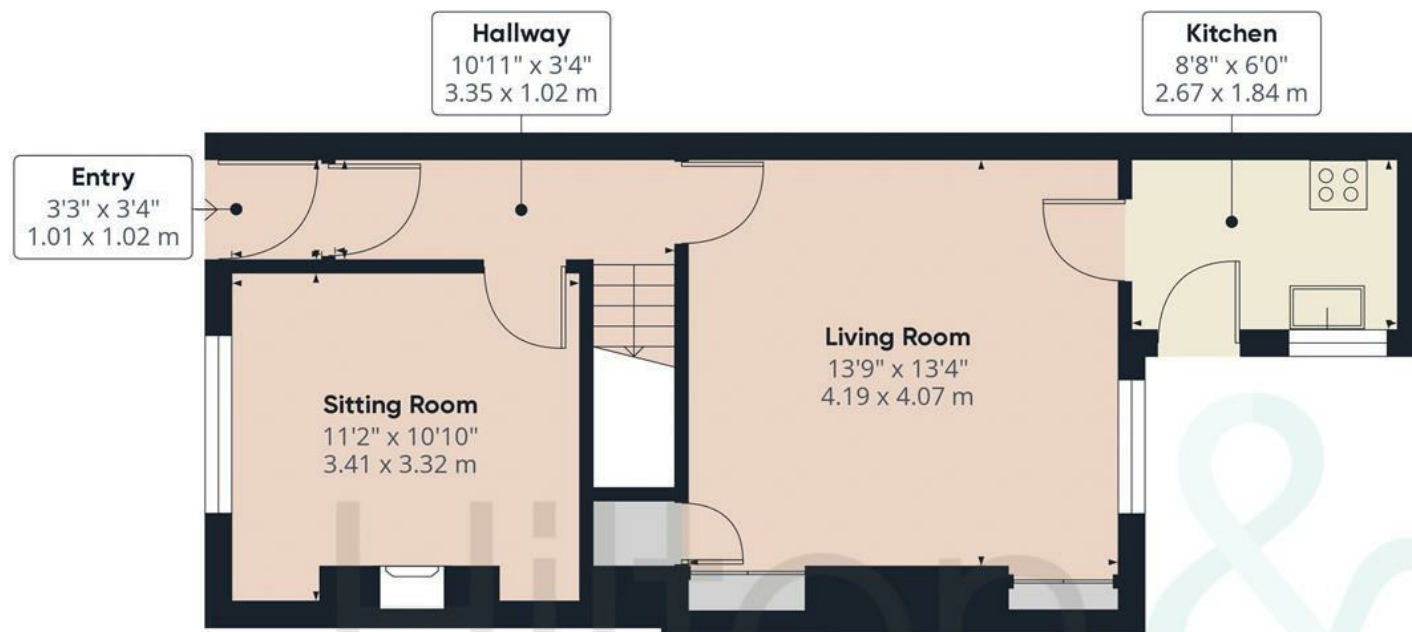


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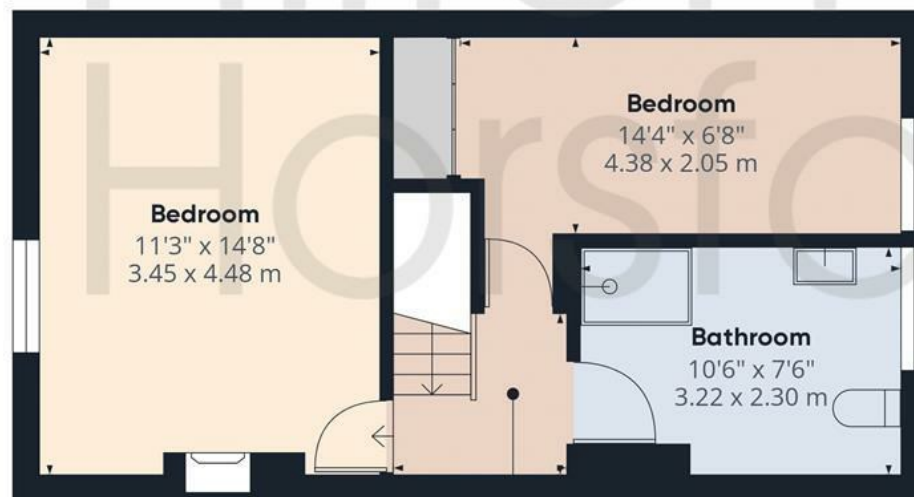
OUTSIDE

Externally to the front elevation
there is a small enclosed
forecourt and adjacent to this
there is a flagged patio area
with space for garden furniture.
To the rear elevation you will
find an enclosed yard.





Ground Floor



Landing
5'8" x 5'6"
1.74 x 1.68 m

Floor 1

Approximate total area⁽¹⁾

821.3 ft²

76.3 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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