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BB9 8JX

East Croft, Nelson

Offers In The Region Of £130,000

• Four-bedroom home • Offered for sale with no onward chain • Spacious dining kitchen with breakfast bar • Ground-floor WC • Three-piece family bathroom • Enclosed tiered rear garden with paved seating areas • Useful ground and first-floor storage

Offered for sale with no onward chain, this four-bedroom home occupies the middle position within a row of four properties and provides generously proportioned accommodation arranged over two floors. Entering into the hallway, there is access to a useful ground-floor WC, storage and the principal living spaces. The living room is a comfortable reception room with a front-facing window, decorative wall panelling and timber-effect ceiling beams. To the rear is a spacious dining kitchen extending to approximately 5.38m in length, fitted with a range of wall and base units, complementary work surfaces and tiled splashbacks, together with a breakfast bar and ample space for dining furniture. Two windows provide natural light, while an external door opens directly onto the rear garden. The first-floor landing gives access to four bedrooms, the family bathroom and a particularly useful airing and storage cupboard which houses the combi boiler. Bedroom One is a spacious double room overlooking the rear, while the remaining three bedrooms provide flexible accommodation for family members, guests or those requiring a home office. The bathroom is fitted with a three-piece suite including a bath with shower over and glazed screen. Externally, the property has an enclosed tiered rear garden arranged with paved seating areas, raised sections and planted borders, creating a practical outside space for seating and entertaining. Further storage is available on the ground floor, adding to the practicality of the accommodation. With four bedrooms, a spacious dining kitchen, useful storage and no onward chain, this is a well-proportioned home which warrants an early viewing.

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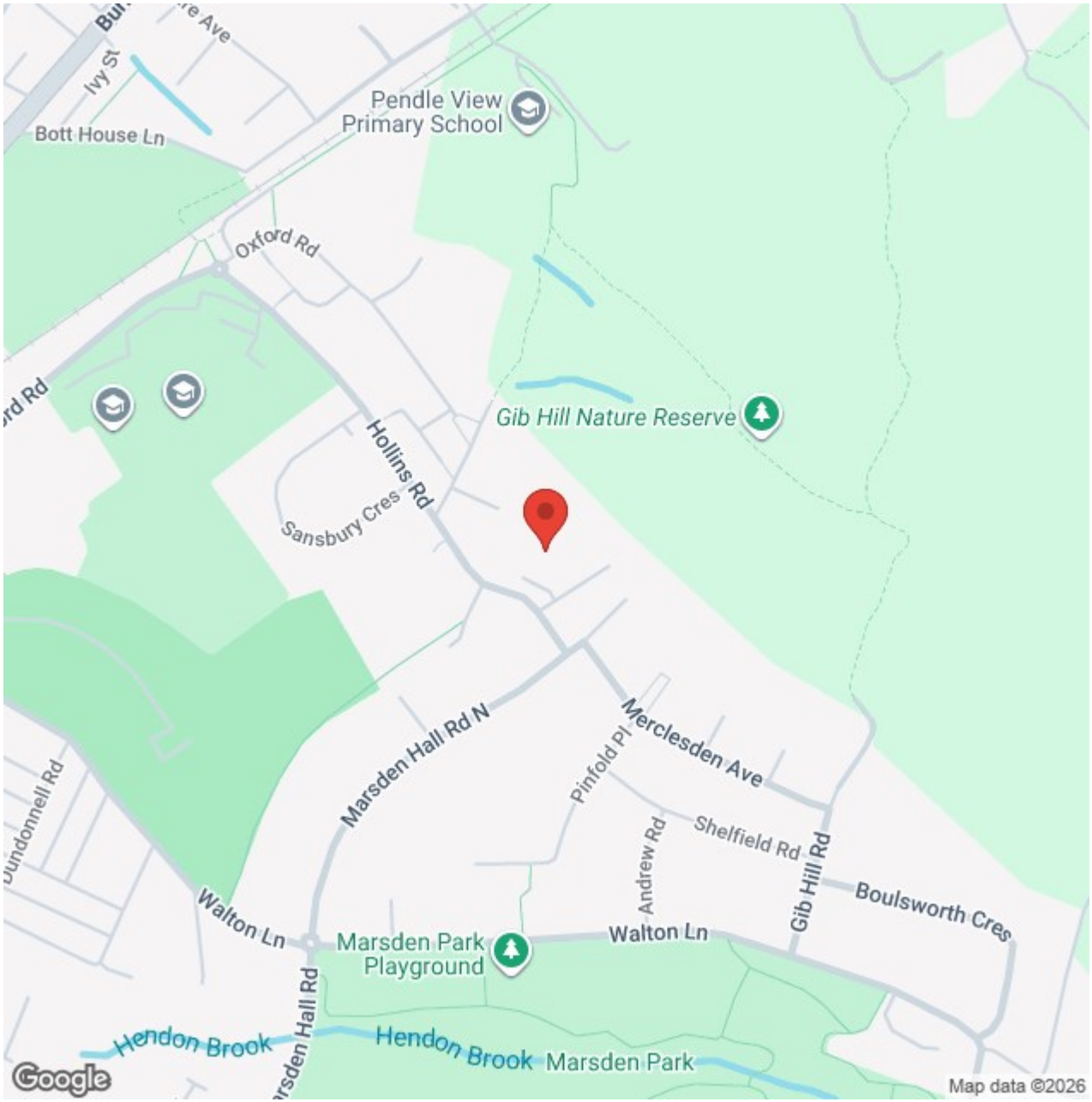
BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024


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Hollins Rd
Sansbury Cres
Marsden Hall Rd N
Pinfold Pl
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Shelfield Rd
Andrew Rd
Gib Hill Rd
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Walton Ln
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Walton Ln
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Lancashire

Offered for sale with no onward chain, this four-bedroom home occupies the middle position within a row of four properties and provides generously proportioned accommodation arranged over two floors. Entering into the hallway, there is access to a useful ground-floor WC, storage and the principal living spaces. The living room is a comfortable reception room with a front-facing window, decorative wall panelling and timber-effect ceiling beams. To the rear is a spacious dining kitchen extending to approximately 5.38m in length, fitted with a range of wall and base units, complementary work surfaces and tiled splashbacks, together with a breakfast bar and ample space for dining furniture. Two windows provide natural light, while an external door opens directly onto the rear garden. The first-floor landing gives access to four bedrooms, the family bathroom and a particularly useful airing and storage cupboard which houses the combi boiler. Bedroom One is a spacious double room overlooking the rear, while the remaining three bedrooms provide flexible accommodation for family members, guests or those requiring a home office. The bathroom is fitted with a three-piece suite including a bath with shower over and glazed screen. Externally, the property has an enclosed tiered rear garden arranged with paved seating areas, raised sections and planted borders, creating a practical outside space for seating and entertaining. Further storage is available on the ground floor, adding to the practicality of the accommodation. With four bedrooms, a spacious dining kitchen, useful storage and no onward chain, this is a well-proportioned home which warrants an early viewing.

GROUND FLOOR

ENTRANCE HALLWAY 11'6" x 5'4" (3.52m x 1.65m)
Entered through the front entrance door, the hallway provides access to the ground floor accommodation and WC, with a staircase rising to the first floor. Finished in neutral décor with patterned flooring.

GROUND FLOOR WC 4'8" x 2'7" (1.44m x 0.79m)
Fitted with a two-piece suite comprising a low-level WC and wash basin set within a vanity unit. Finished with floral wall covering, a heated towel rail and an obscured window providing natural light.

LIVING ROOM 14'7" x 10'9" (4.47m x 3.29m)
A good-sized living room with a front-facing window providing natural light. The room features decorative wall panelling, timber-effect ceiling beams and a radiator cover beneath the window.

DINING KITCHEN 17'7" x 12'1" (5.38m x 3.69m)
A generously proportioned dining kitchen fitted with a range of wall and base units, complementary work surfaces and tiled splashbacks. There is a breakfast bar providing additional seating space, together with a sink area, two windows allowing natural light and an external door giving direct access to the rear garden.

FIRST FLOOR / LANDING
A first-floor landing providing access to the four bedrooms, bathroom and utility room, with a window providing natural light and loft access overhead.

AIRING / STORAGE CUPBOARD
Useful first-floor airing and storage cupboard housing the combi boiler.

BEDROOM ONE 11'9" x 11'6" (3.59m x 3.52m)
A spacious double bedroom with a rear-facing window, neutral décor and decorative wall panelling.

BEDROOM TWO 11'9" x 5'10" (3.60m x 1.78m)
A well-proportioned bedroom with a rear-facing window, patterned wall finishes and carpeted flooring.

BEDROOM THREE 11'9" x 5'8" (3.59m x 1.74m)
A well-proportioned bedroom with a window providing natural light, wood-effect flooring and distinctive feature wall coverings.

BEDROOM FOUR 8'2" x 7'10" (2.50m x 2.39m)
A well-proportioned fourth bedroom with a wide window providing plenty of natural light, neutral décor and carpeted flooring.

BATHROOM 5'8" x 6'9" (1.74m x 2.07m)
Fitted with a three-piece suite comprising a panelled bath with shower over and glazed screen, low-level WC and wash basin set within a vanity unit. The room is finished with tiled walls and flooring, with an obscured window providing natural light and a heated towel rail.

STORAGE 1 2'9" x 7'8" (0.86m x 2.36m)
Useful ground-floor storage.

STORAGE 2 2'5" x 2'8" (0.74m x 0.83m)
Useful ground-floor storage.

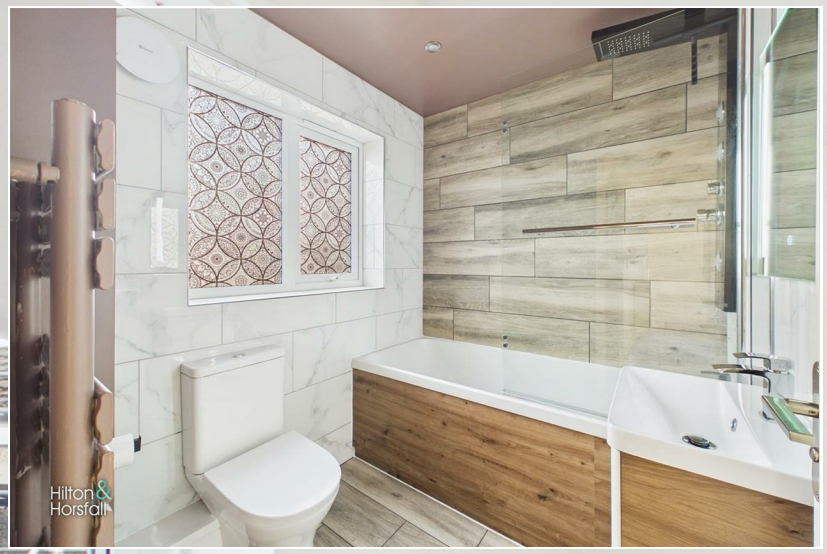
360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/eastcroftnelson

LOCATION
Situated in Nelson, the property is conveniently placed for the town's range of shops, services and everyday amenities. Nelson railway station and the adjoining transport interchange provide public transport connections, with rail services forming part of the route towards Colne, Burnley, Preston and beyond. The location also offers convenient access to surrounding Pendle towns and villages, making it a practical base for those travelling throughout the local area.

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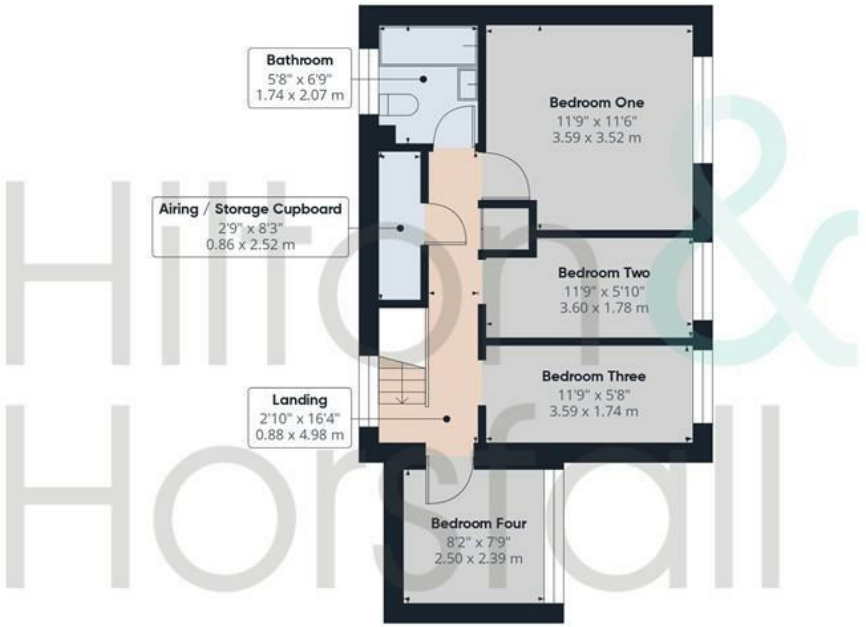


OUTSIDE

To the rear is an enclosed tiered garden arranged with paved seating areas, raised sections and planted borders, providing a practical outside space with areas suitable for seating and entertaining. To the front, a pathway provides access to the property.



Ground Floor



Floor 1



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Approximate total area(1)

904 ft²

83.9 m²

Reduced headroom

7 ft²

0.7 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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Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024