



#### BB9 OBU

# Romney Street, Nelson Offers In The Region Of £79,950

Mid Terraced 
 Two Bedrooms 
 Two Reception
 Rooms 
 Rear Yard

A brilliant opportunity to acquire this TWO bedroomed terraced dwelling located in a highly desirable area of Nelson. Situated conveniently close by to local amenities, good schools / nurseries and transport links. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities. The property affords many noteworthy features and briefly comprises of: a welcoming entrance hallway, sitting room, family sized living room, kitchen, two well proportioned bedrooms and a contemporary three piece bathroom suite. Externally to the front elevation there is an enclosed forecourt and to the rear is a flagged yard. Ideal for a first time buyer / investor.

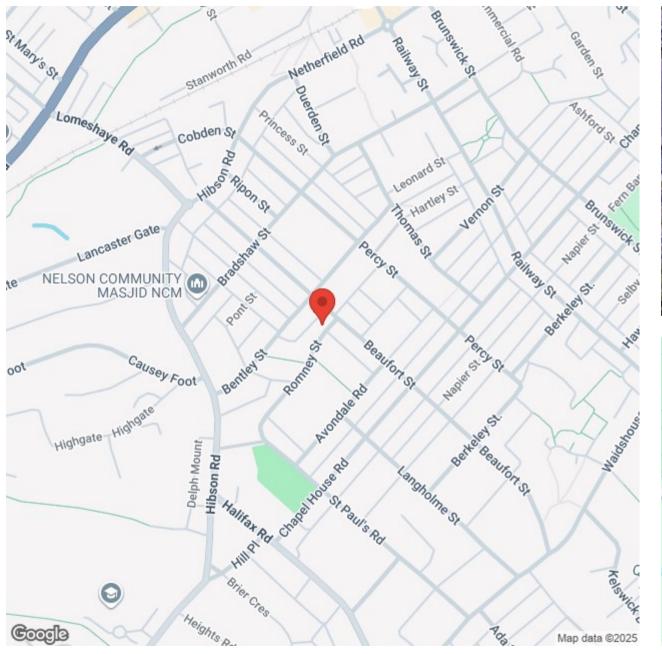
























### Lancashire

A brilliant opportunity to acquire this TWO bedroomed terraced dwelling located in a highly desirable area of Nelson. Situated conveniently close by to local amenities, good schools / nurseries and transport links. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities. The property affords many noteworthy features and briefly comprises of: a welcoming entrance hallway, sitting room, family sized living room, kitchen, two well proportioned bedrooms and a contemporary three piece bathroom suite. Externally to the front elevation there is an enclosed forecourt and to the rear is a flagged yard. Ideal for a first time buyer / investor.

#### **GROUND FLOOR**

On the ground floor you will find:

#### **ENTRANCE HALLWAY**

the front elevation.

A welcoming entrance hallway with wood effect flooring, 1x central heating radiator, staircase to the first floor / landing and uPVC door to the front elevation.

SITTING ROOM 10'5" x 8'10" (3.19m x 2.70m) Having wood effect flooring, space for settees, wall feature fireplace, television point, 1x central heating radiator and uPVC double glazed panelled window to

LIVING ROOM 12'10" x 13'9" (3.92m x 4.21m )

A family sized living room with wood effect flooring, space for settees, ceiling coving, wall feature fireplace with coal fire set within, television point, 1x central heating radiator, under stairs storage cupboard and uPVC double glazed window to the rear elevation.

KITCHEN 6'0" x 6'7" (1.84m x 2.02m)

Offering fitted wall and base units with contrasting worktops, tiled splash back, wood effect flooring,

integrated Beko oven / grill, Siemens 5 ring induction hob with chrome extractor hood above, Belfast sink with chrome mixer tap, integrated dishwasher, recessed spotlights, 1x central heating radiator and uPVC double glazed window and door to the rear elevation.

#### FIRST FLOOR / LANDING

On the first floor / landing there is a loft hatch with retractable ladder.

BEDROOM ONE 14'2" x 8'8" (4.32m x 2.66m)
A bedroom of double proportions with wood effect flooring, ceiling coving, wall feature fireplace, integrated wardrobes, 1x central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM TWO 13'1" x 7'8" (3.99m x 2.34m) Another bedroom of double proportions with wood effect flooring, ceiling coving, space for a wardrobe and drawers, open storage cupboard, 1x central heating radiator and uPVC double glazed window to the rear elevation.

#### **BATHROOM**

A contemporary three piece bathroom suite comprising of: a panelled bathtub with chrome mixer tap, shower over and glass shower screen, pedestal sink with chrome mixer tap, push button w.c, tiled walls, heated chrome towel rack and uPVC double glazed frosted window to the rear elevation.

#### **EXTERNALLY**

Externally to the front elevation is an enclosed forecourt and to the rear is a flagged yard.

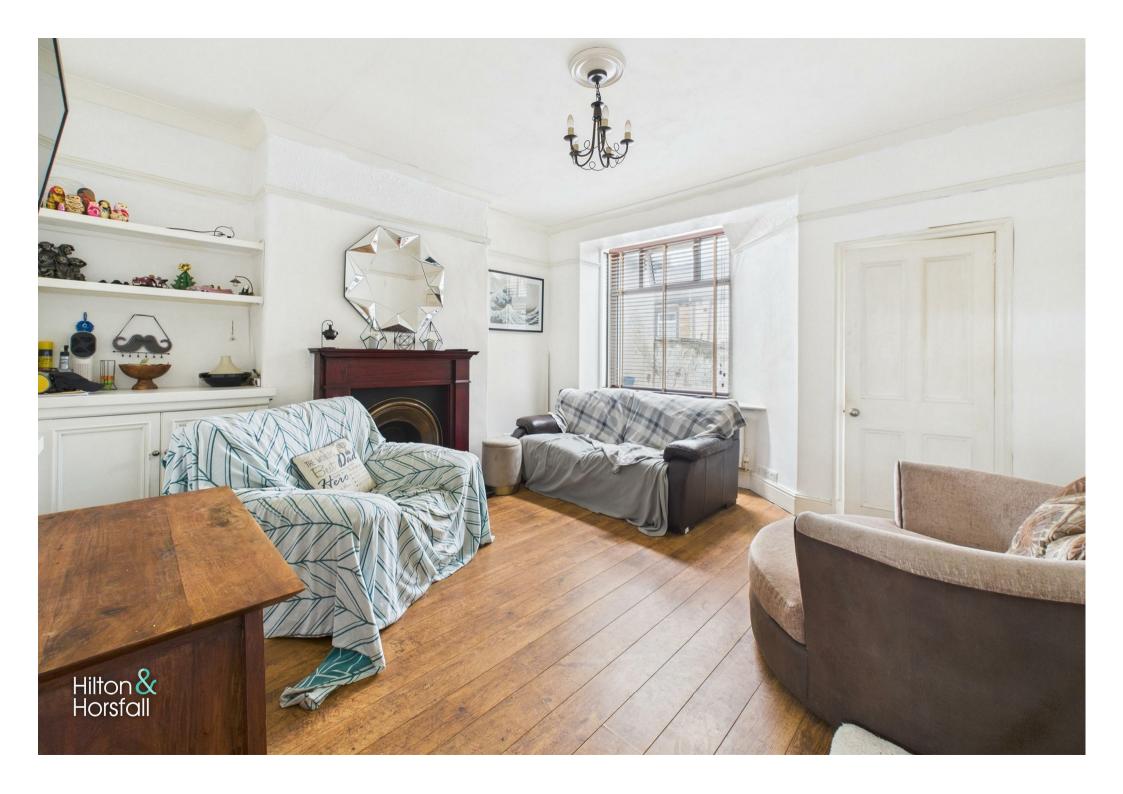
#### PROPERTY DETAILS

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.

#### **PUBLISHING**

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

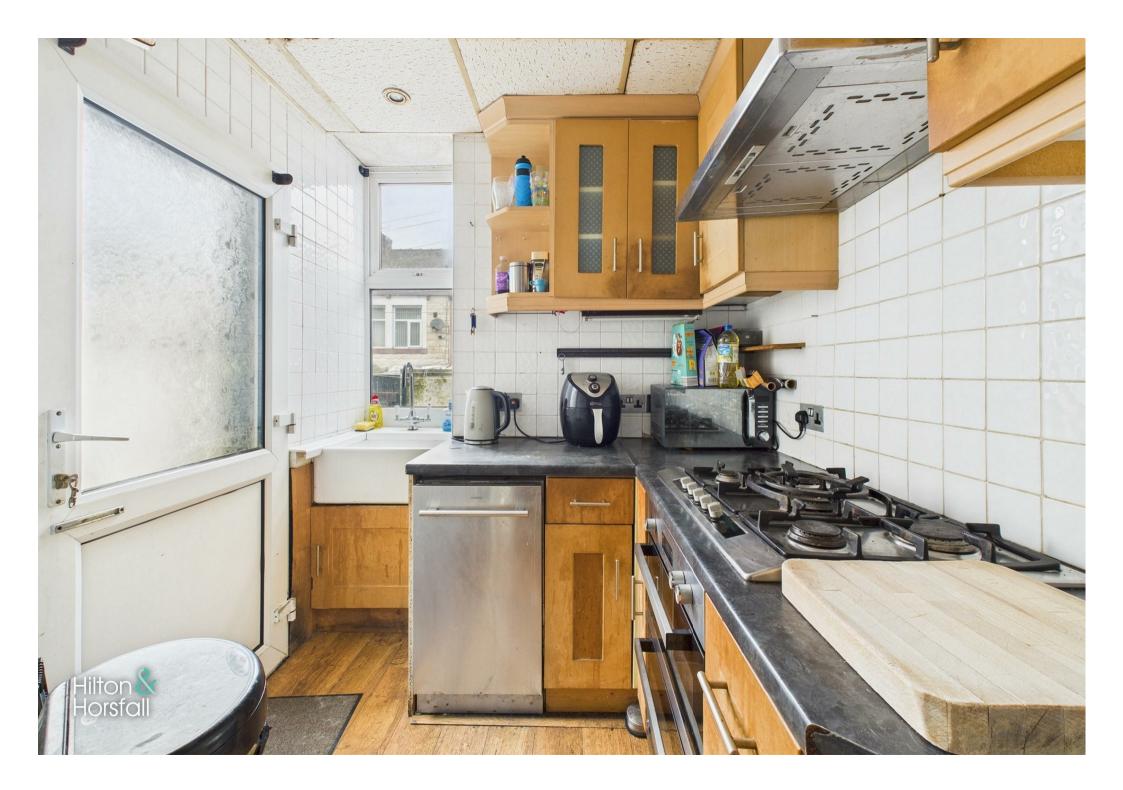




## OUTSIDE

Externally to the front elevation is an enclosed forecourt and to the rear is a flagged yard.

















Barrowford Lancashire BB9 6DX

t. 01282 560024

Clitheroe BB7 2DP