









BB9 9NN

## Barkerhouse Road, Nelson

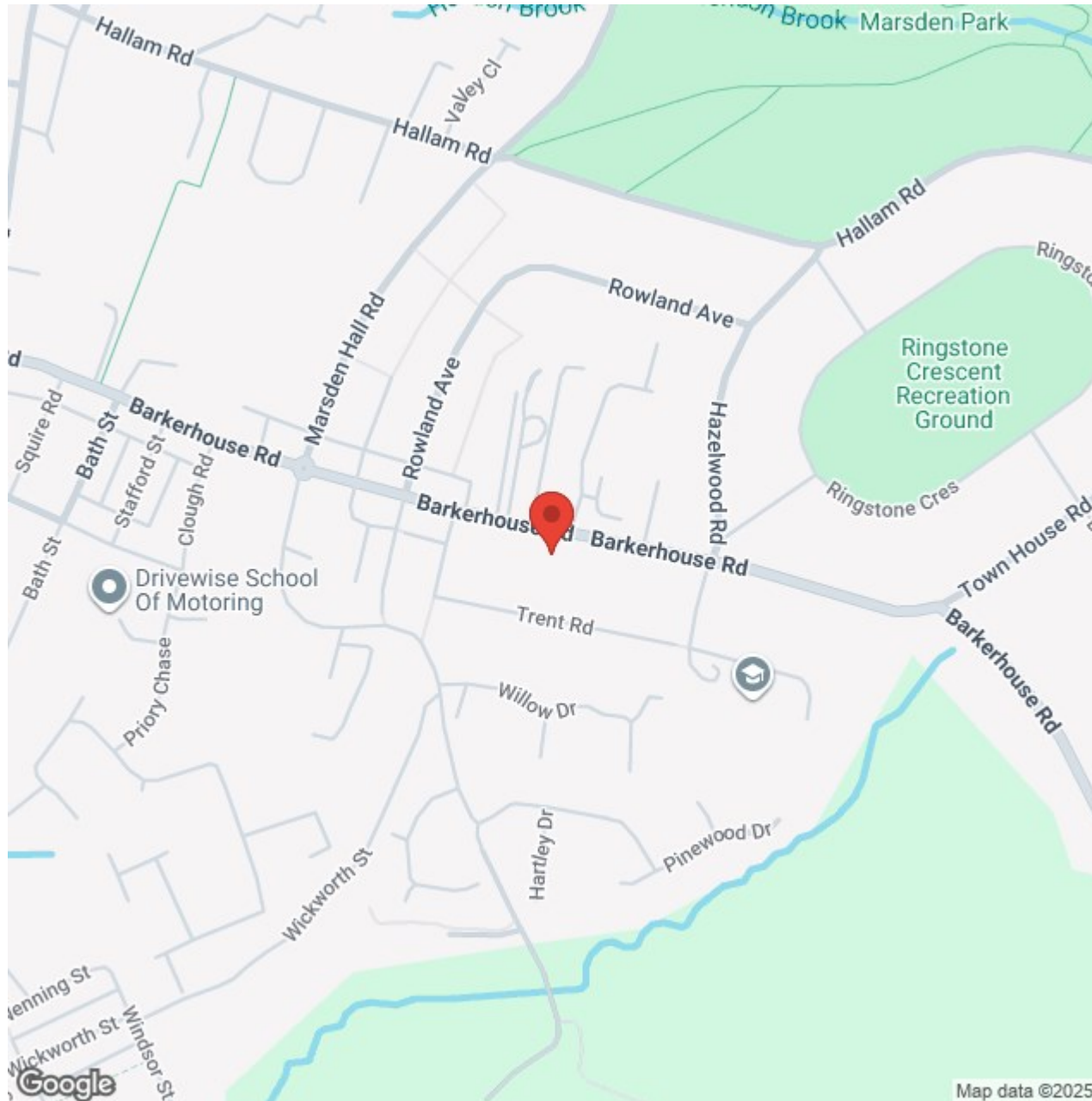
### Offers In The Region Of £134,950

- Semi Detached • Two Reception Rooms • Two Bedrooms • Driveway • Garden • No Chain

Nestled on the charming Barkerhouse Road in Nelson, this semi-detached house presents an excellent opportunity having two reception rooms, kitchen, two well proportioned bedrooms and a contemporary three piece shower room suite. Outside, you will find a lovely rear garden, perfect for enjoying the fresh air or hosting gatherings with friends and family. The driveway provides parking for one vehicle, adding to the practicality of this residence. Situated in an ideal location, this home offers easy access to local amenities, schools, and transport links, making it a desirable choice.













## Lancashire

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### ENTRANCE HALL

With a staircase to the first floor / landing.

### LIVING ROOM 13'7" x 14'2" (4.16m x 4.32m )

A family sized living room having ceiling coving, space for settees, television point, wall feature fireplace with gas fire, 1x central heating radiator and uPVC double glazed panelled bay fronted window.

### SITTING ROOM 13'6" x 9'6" (4.13m x 2.92m )

Having space for a table and chairs, 1x wall light, television point, 1x central heating radiator, access to under stairs storage cupboard and uPVC double glazed window to the side and rear elevation.

### KITCHEN 8'3" x 7'5" (2.53m x 2.27m )

Offering a range of fitted wall and base units with contrasting worktops, inset sink with chrome mixer tap, space for an oven / grill, 1x central heating radiator and uPVC double glazed window and door to the rear elevation.

### FIRST FLOOR / LANDING

On the first floor / landing you will find 1x central heating radiator, loft hatch and smoke detector.

### BEDROOM ONE 13'7" x 9'6" (4.16m x 2.92m )

A bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator, airing cupboard with Vaillant boiler and uPVC double glazed window to the rear elevation.

### BEDROOM TWO 12'4" x 11'3" (3.77m x 3.44m )

Another bedroom of double proportions with integrated wardrobe and storage space, 1x central heating radiator, space for drawers and uPVC double glazed panelled bay fronted window.

### SHOWER ROOM

A contemporary three piece shower room having part tiled walls, shower cubicle, pedestal sink with chrome mixer tap, push button w.c., 1x central heating radiator and uPVC double glazed frosted window to the side elevation.

### EXTERNALLY

Externally to the front elevation there is a driveway providing ample space for off road parking. To the rear elevation there is a garden with a laid lawn, mature trees and shrubs, storage shed and summerhouse.

### 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.

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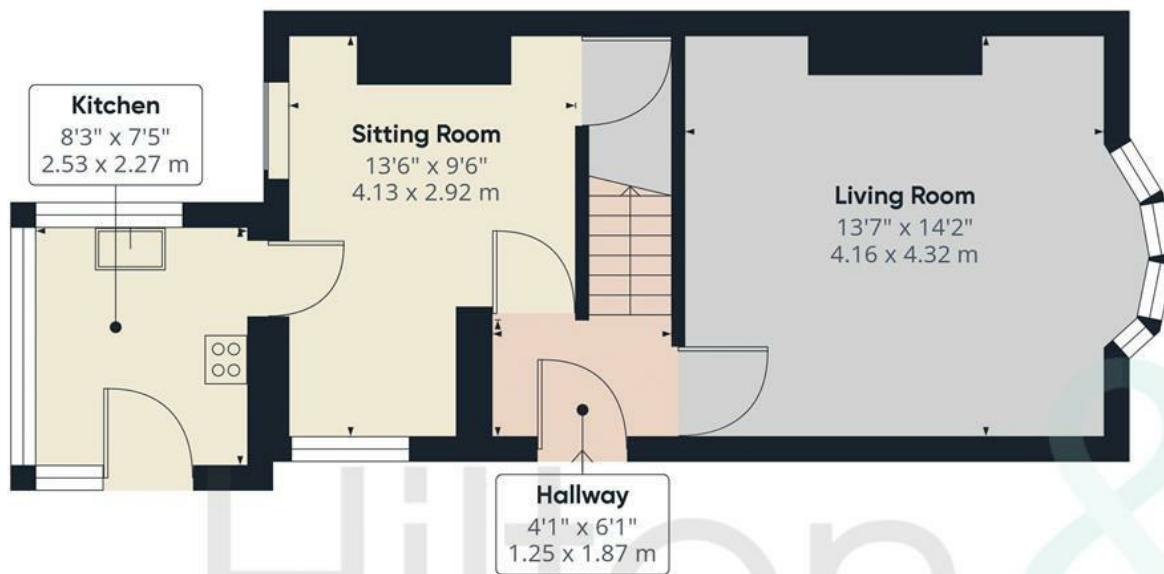
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## OUTSIDE

Externally to the front elevation there is a driveway providing ample space for off road parking. To the rear elevation there is a garden with a laid lawn, mature trees and shrubs, storage shed and summerhouse.







Approximate total area<sup>(1)</sup>

753.6 ft<sup>2</sup>

70.01 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.





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