



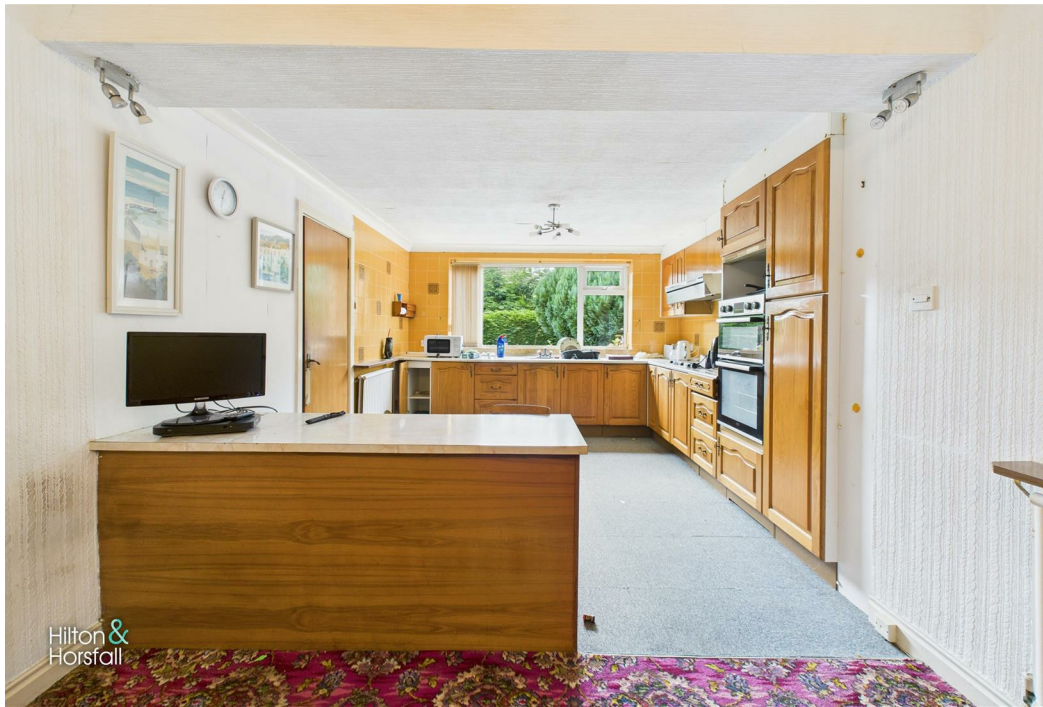
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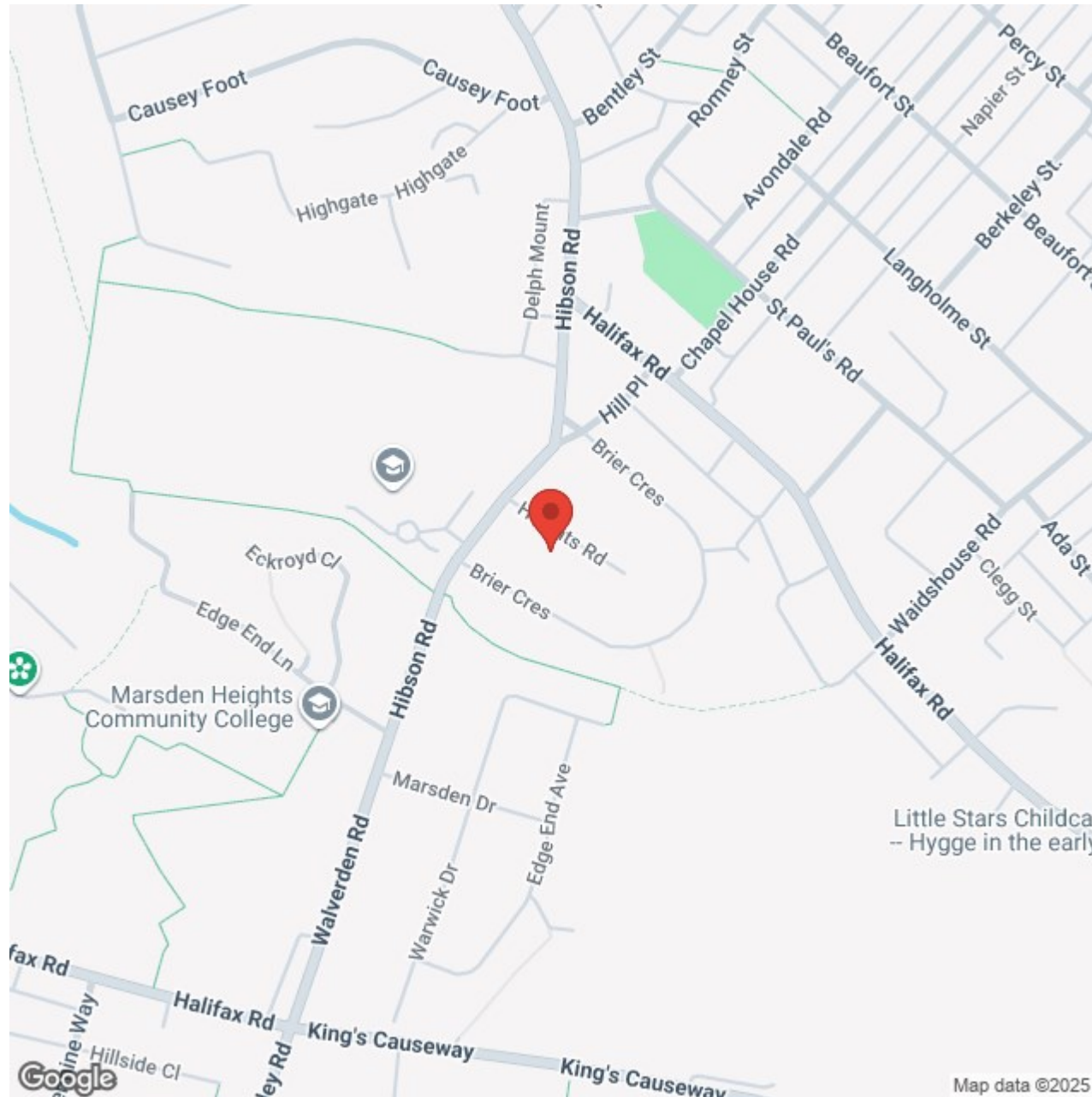
Heights Road, Nelson

Offers In The Region Of £145,000

- Three-bedroom semi-detached bungalow
- Spacious accommodation throughout
- Driveway and attached garage
- Rear garden with lawn and patio
- Available with no onward chain

Hilton & Horsfall are delighted to bring to the market this three-bedroom semi-detached bungalow located on the much sought-after Heights Road in Nelson, available with no onward chain. The property offers spacious accommodation throughout and fantastic potential for modernisation. Internally, it comprises an entrance hallway, bright living room with bay window, open-plan dining kitchen, utility room with W.C. and internal garage access, three bedrooms, and a three-piece bathroom suite. Externally, the property benefits from a driveway leading to an attached garage and a mature rear garden with lawn, planted borders, and a paved patio area ideal for outdoor seating. Situated within a popular and convenient residential area close to Barrowford village, transport links and local amenities, this home offers a wonderful opportunity to create a superb bungalow tailored to individual taste.







Lancashire

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GROUND FLOOR

ENTRANCE VESTIBULE

HALLWAY

A welcoming entrance hallway featuring a glazed internal door with decorative glass panels, allowing natural light to flow through the space. The hallway provides access to the main living areas, bedrooms, and bathroom, offering a practical layout throughout this well-proportioned bungalow.

LIVING ROOM 13'8" x 12'8" (4.18m x 3.88m)

A bright and welcoming reception room featuring a large bay window that floods the space with natural light and offers a pleasant outlook towards the front garden. The room includes a traditional feature fireplace with a decorative surround, neutral walls, and classic coving detail to the ceiling. Generous in size, it provides ample space for family seating and makes an ideal setting for relaxing or entertaining guests.

DINING KITCHEN 26'0" x 9'10" (7.93m x 3.00m)

A spacious open-plan dining kitchen stretching the full

width of the property, offering a fantastic amount of versatility. The kitchen area is fitted with a range of traditional wall and base units with complementary work surfaces, a built-in double oven, gas hob, and sink positioned beneath a large window overlooking the rear garden. There's ample space for a family dining table and seating area, making this an ideal space for everyday living and entertaining. A door provides access to the utility room and ground floor W.C., while a large picture window allows natural light to fill the room.

REAR HALL

UTILITY ROOM 6'8" x 8'9" (2.04m x 2.68m)

A useful addition to the property, offering space for additional appliances such as a washing machine, tumble dryer and fridge/freezer. The room includes a window overlooking the rear garden which allows plenty of natural light, and a door providing access to the garden and ground floor W.C. — ideal for day-to-day convenience.

GROUND FLOOR WC 2'5" x 5'6" (0.75m x 1.68m)

BEDROOM ONE 10'5" x 12'9" (3.19m x 3.90m)

A well-proportioned double bedroom positioned to the front of the property, featuring a large window that allows plenty of natural light and offers an attractive outlook over the front garden. The room includes fitted wardrobes and overhead storage, providing excellent space for clothing and personal items.

BEDROOM TWO 10'8" x 9'3" (3.26m x 2.83m)

A single bedroom positioned to the side of the property, offering flexibility for use as a guest room, nursery or home office. The room includes a window allowing natural light and provides scope for redecoration or modernisation to suit individual needs.

BEDROOM THREE 8'5" x 9'3" (2.58m x 2.83m)

Situated to the rear of the property, this comfortable bedroom features sliding patio doors that open directly onto the garden, allowing plenty of natural light to fill the

space. The room offers lovely views over the rear garden and provides a peaceful setting — ideal as a guest bedroom, second double, or home office if desired.

BATHROOM 9'9" x 4'9" (2.99m x 1.46m)

Fitted with a three-piece suite comprising a panelled bath with shower attachment, low-level W.C. and wash basin set within a vanity unit. The room is fully tiled and includes a frosted window providing natural light and privacy.

GARAGE 9'5" x 18'1" (2.89m x 5.52m)

Accessed internally via the utility room, the property benefits from a single attached garage with an up-and-over door, power, and lighting. This useful space provides secure parking or additional storage, with potential for conversion (subject to the relevant planning permissions) if desired.

LOCATION

Heights Road is a quiet and well-regarded residential area positioned within easy reach of Nelson town centre and Barrowford village. The location offers convenient access to a range of local amenities including shops, supermarkets, cafés, and well-respected schools. For those who enjoy the outdoors, the nearby Pendle countryside provides a wealth of scenic walks and picturesque views. Excellent transport links are close at hand, with the M65 motorway network just a short drive away, offering easy connections to Burnley, Blackburn, Preston, and beyond. Nelson railway station is also within easy reach, providing regular services for commuters and leisure travellers alike.

360 DEGREE VIRTUAL TOUR

PROPERTY DETAIL

PUBLISHING



BB9 0QE



OUTSIDE

Externally, the property benefits from a driveway providing off-road parking and leading to an attached single garage. To the rear is a pleasant, enclosed garden laid mainly to lawn with mature plants, shrubs and a paved patio area — ideal for outdoor seating and relaxation. The property enjoys a slightly elevated position, offering a sense of privacy while remaining close to local amenities and transport links.



Approximate total area⁽¹⁾

1164 ft²

108.2 m²

(1) Excluding balconies and terraces

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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