



Hilton &
Horsfall

BB9 0EF

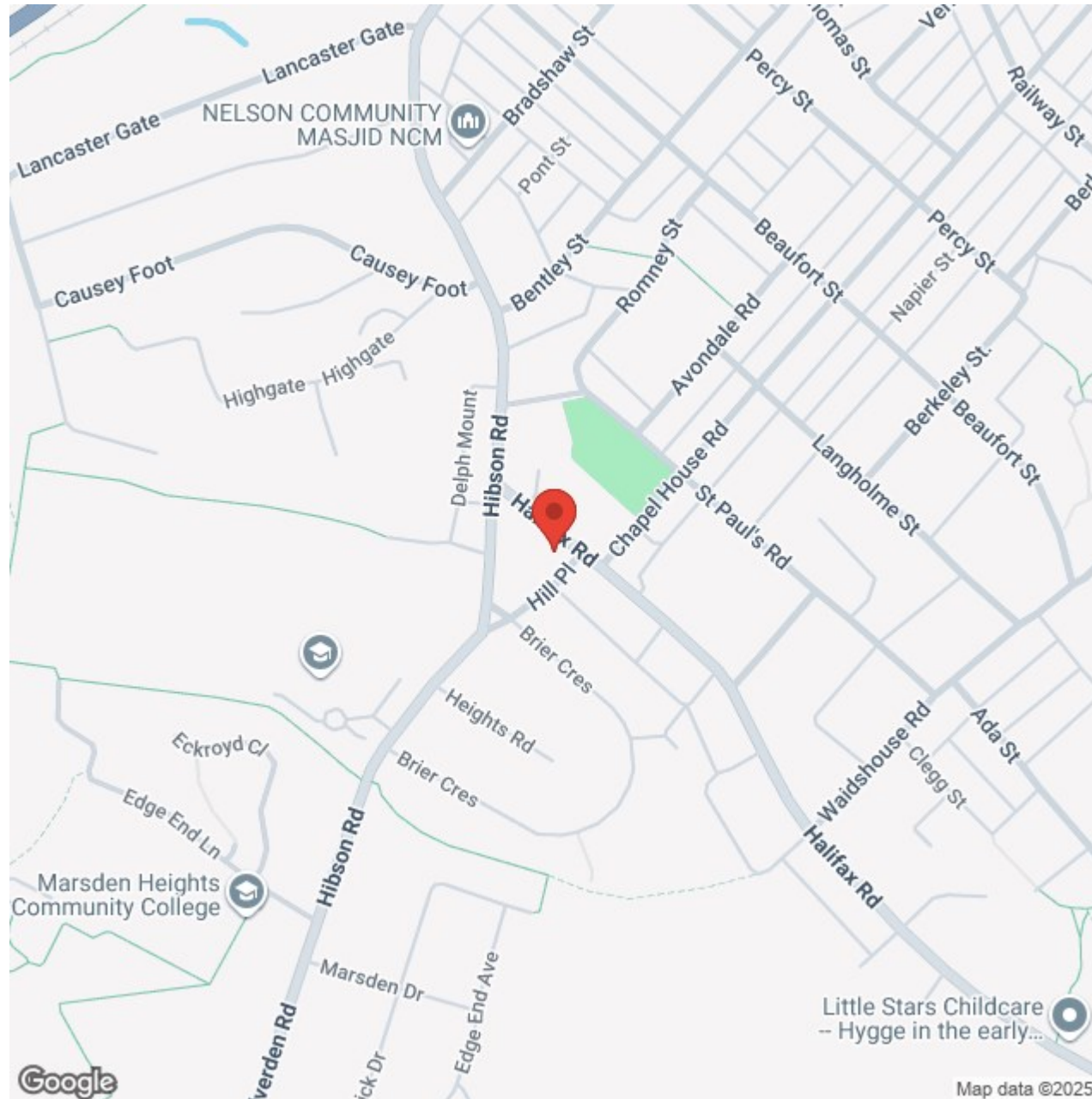
Halifax Rd, Nelson

Offers In The Region Of £130,000

- Semi Detached • Two Bedrooms • Garden • Fitted Kitchen

A modern two bedroomed semi-detached dwelling located in a popular part of town, with local amenities close by and the M65 motorway a short drive away giving easy access to Burnley, Manchester, Preston and beyond. Briefly comprising of: a bay fronted living room, inner hallway with a staircase leading to the first floor / landing and a fitted dining kitchen with uPVC double glazed patio doors leading out to the rear garden. On the first floor you will find two well proportioned bedrooms and a three piece shower room suite. Externally to the front is a tiered gated forecourt with mature trees and shrubs. To the rear is a large enclosed garden which is perfect for use during the warmer months. Council tax band 'B'. Early viewings are advised.







Lancashire

A modern two bedroomed semi-detached dwelling located in a popular part of town, with local amenities close by and the M65 motorway a short drive away giving easy access to Burnley, Manchester, Preston and beyond. Briefly comprising of: a bay fronted living room, inner hallway with a staircase leading to the first floor / landing and a fitted dining kitchen with uPVC double glazed patio doors leading out to the rear garden. On the first floor you will find two well proportioned bedrooms and a three piece shower room suite. Externally to the front is a tiered gated forecourt with mature trees and shrubs. To the rear is a large enclosed garden which is perfect for use during the warmer months. Council tax band 'B'. Early viewings are advised.

GROUND FLOOR

With a uPVC double glazed front door leading into:

LIVING ROOM 16'1" x 13'11" (4.905m x 4.246m)

A family sized living room having space for settees, media wall, television point, electric fire, dropped ceiling, recessed LED spotlights, uPVC door and double glazed bay fronted windows.

INNER HALLWAY

With a staircase leading to the first floor / landing, 1x wall mounted modern radiator, a uPVC double glazed window to the side elevation and a uPVC double glazed door leading out to the side / rear garden.

DINING KITCHEN 13'10" x 12'9" (4.230m x 3.898m)

Offering a range of fitted wall and base units with contrasting surfaces over, tiled flooring, tiled splash backs, coving, 1x wall mounted modern radiator, inset sink with chrome mixer tap, space for a dining table and chairs, television point, NEFF integrated oven / grill, 4 ring gas hob with chrome extractor hood above,

door to under stairs storage cupboard, uPVC double glazed windows to the rear elevation and uPVC patio doors leading out to the rear garden.

FIRST FLOOR / LANDING

With coving, a smoke detector and access to the loft hatch.

BEDROOM ONE 13'11" x 14'5" (4.254m x 4.405m)

A bedroom of double proportions with space for wardrobes and drawers, 1x wall mounted modern radiator, media wall, television point, electric fire and uPVC double glazed panelled window to the front elevation.

BEDROOM TWO 10'11" x 8'4" (3.337m x 2.553m)

A well proportioned bedroom with space for wardrobes and drawers, 1x modern radiator and uPVC double glazed window to the rear elevation.

BATHROOM

A modern three piece shower room suite comprising of: fully tiled flooring and walls, low level w.c, wall mounted floating vanity sink with black mixer tap, shower cubicle with rainfall shower head, 1x modern radiator and recessed LED spotlights.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/halifax-road-nelson>

EXTERNALLY

Externally to the front is a tiered gated forecourt with mature trees and shrubs. To the rear is a large enclosed lawned garden, a flagged patio seating area, ample space a garden shed, outside lighting, outside water supply, mature trees and shrubs.

PUBLISHING

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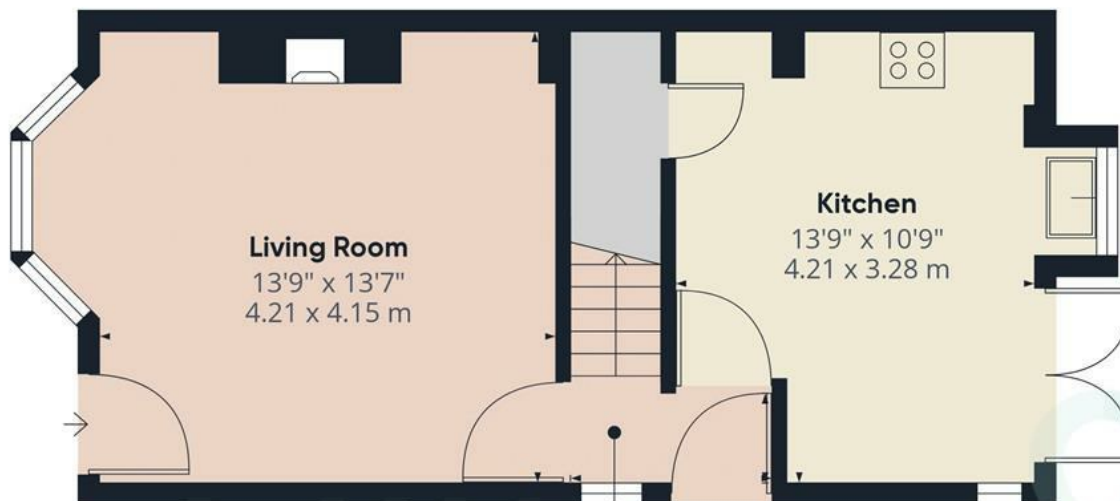
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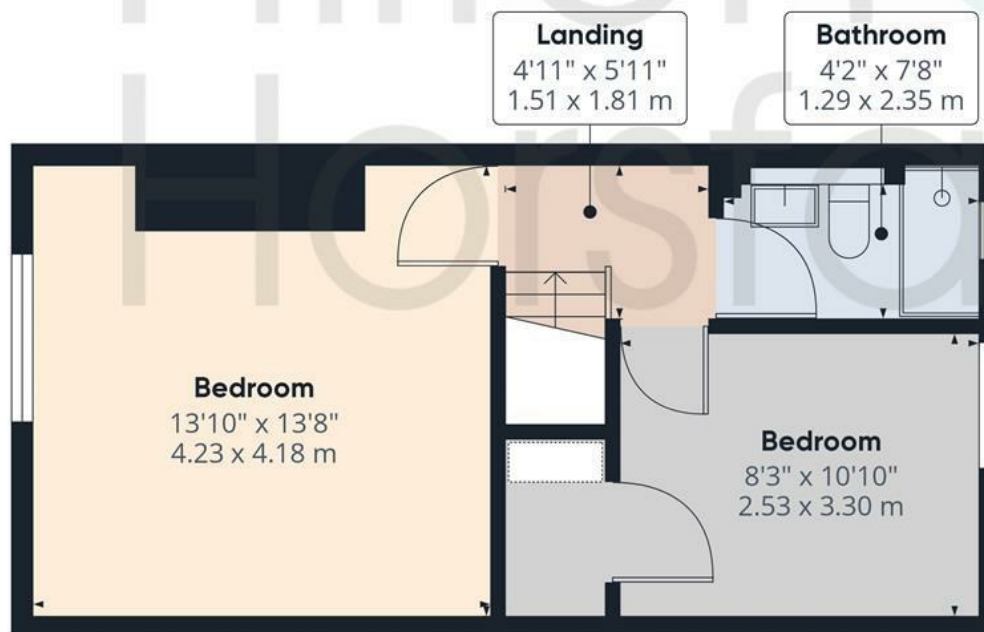
OUTSIDE

Externally to the front is a tiered gated forecourt with mature trees and shrubs. To the rear is a large enclosed lawned garden, a flagged patio seating area, ample space a garden shed, outside lighting, outside water supply, mature trees and shrubs.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

724.95 ft²

67.35 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 are based on RICS IPMS 3C standard.





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