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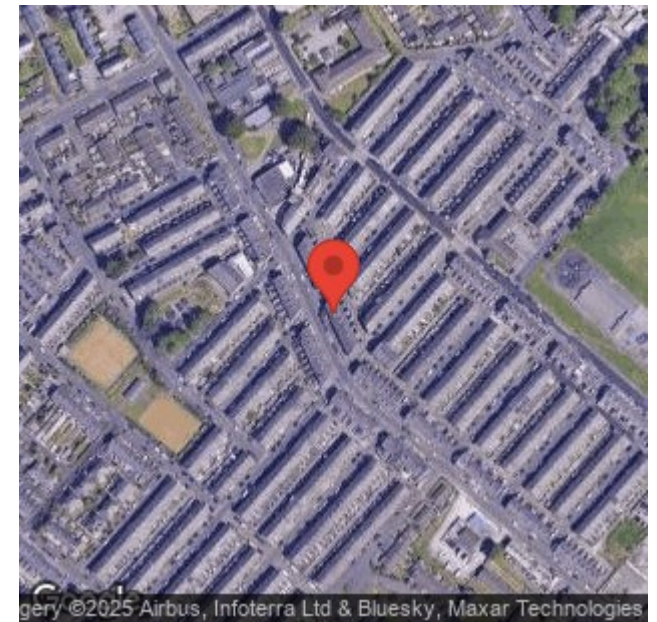
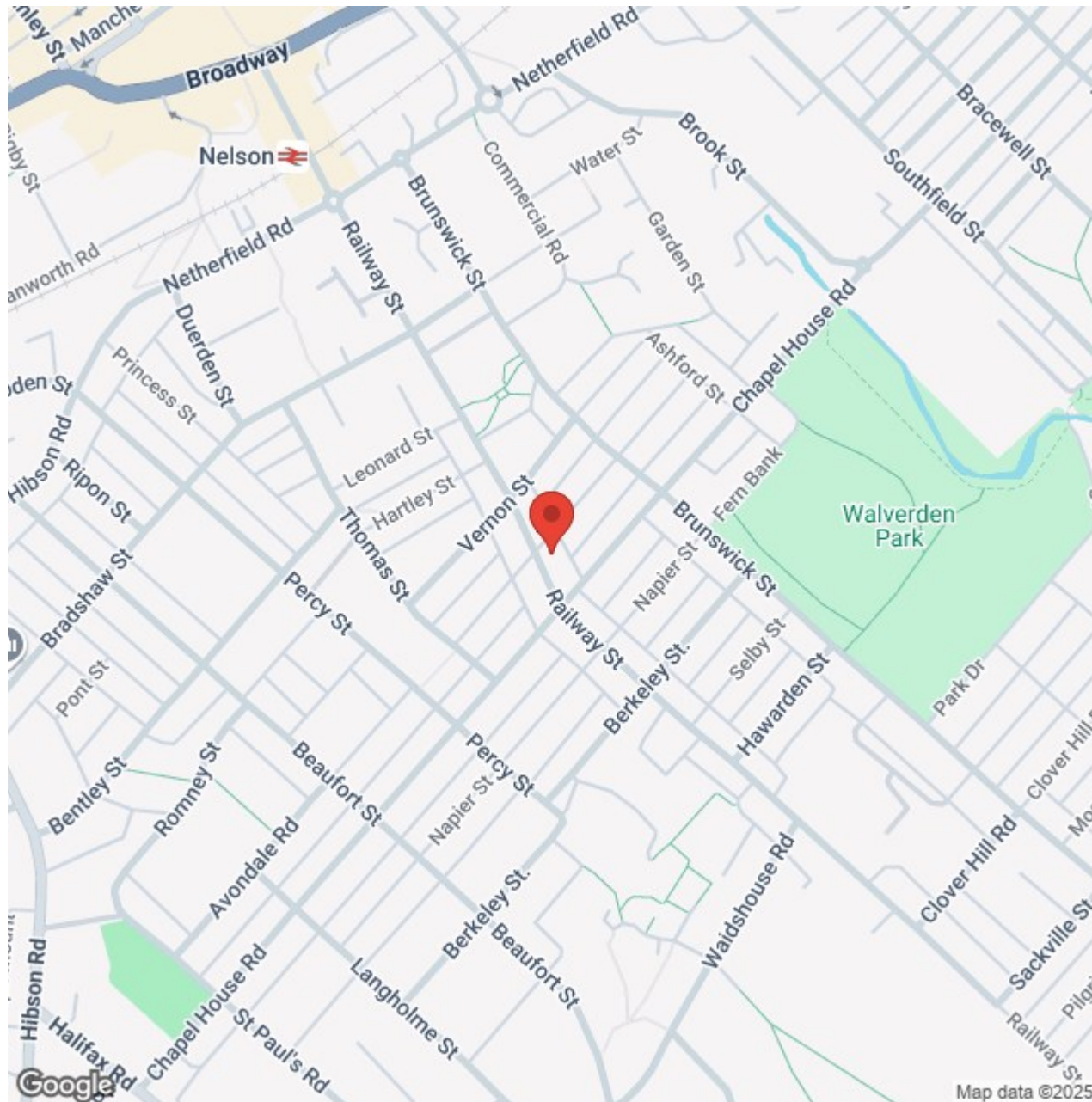
## Railway Street, Nelson

### Offers Over £170,000

- Spacious mid-terrace arranged over three levels
- Two reception rooms plus modern kitchen
- Two useful cellar rooms and additional lower-ground kitchen
- Three first-floor bedrooms including master with en-suite
- Contemporary family bathroom
- Low-maintenance rear yard in a convenient location

A deceptively spacious mid-terrace property offering versatile accommodation arranged over three levels. The ground floor features two well-proportioned reception rooms and a modern fitted kitchen, providing an excellent layout for both everyday living and entertaining. The lower-ground level adds impressive flexibility, comprising two useful cellar rooms and an additional kitchen, ideal for storage, hobbies, or supplementary utility space. To the first floor are three bedrooms, including a generous master bedroom with access to its own en-suite shower room, along with a contemporary family bathroom. Externally, the property benefits from a low-maintenance rear yard. Well located for access to Nelson town centre, local amenities, schools, transport links, and the M65 motorway, this is a superb opportunity for families, first-time buyers, or investors seeking a sizeable home with adaptable living space.







# Lancashire

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## GROUND FLOOR

### ENTRANCE VESTIBULE

### HALLWAY

### SITTING ROOM

Located at the front of the property, this bright and welcoming reception room features a generous bay window fitted with leaded glazed panels and vertical blinds, allowing plenty of natural light to fill the space. The room is centred around an attractive feature fireplace with a decorative surround and marble-effect hearth, creating a warm focal point. Finished with coving to the ceiling, contemporary décor, and ample space for both lounge and dining furniture, this is a superb room for everyday family living or entertaining.

### LIVING ROOM

A spacious and versatile second reception room, ideal for family living and entertaining. This well-presented space features wood-effect flooring, decorative coving, and a stylish feature fireplace that creates an attractive focal point. A rear-facing window provides pleasant natural light, while the room comfortably accommodates both lounge and dining furniture. A door leads through to the kitchen, making this an excellent everyday living area with great flow throughout the ground floor.

### KITCHEN

A contemporary fitted kitchen enjoying a sleek, modern design with high-gloss wall and base units, complemented by stylish black tiled splashbacks and matching sparkle-effect work surfaces. The layout provides excellent storage and workspace, along with an integrated oven, gas hob with extractor, and space/plumbing for appliances. A rear-facing window allows natural light into the room, and a door leads through to the rear of the property. This well-presented kitchen offers both practicality and a modern finish ideal for everyday use.

## STAIRS DOWN TO LOWER GROUND LEVEL

### CELLAR ROOM 1

A generous lower-ground-floor cellar room offering versatile additional space, suitable for storage, hobbies, or a home workspace. The room is finished with tiled flooring and neutral décor, with scope for various uses depending on requirements. This area also provides direct access to a convenient shower room, adding further practicality to the lower-ground-floor layout.

### CELLAR ROOM 2

A further sizeable cellar room providing excellent additional space, ideal for storage, a hobby area, or a home gym setup. The room is carpeted for comfort and features a wall-mounted gas heater along with useful built-in recesses. This versatile space also offers access through to the lower-ground-floor kitchen, enhancing practicality and making the entire level highly functional for a range of non-habitable uses.

### KITCHEN

Positioned on the lower-ground level, this additional kitchen provides valuable extra working space and functionality. Fitted with a range of base and wall units, contrasting work surfaces, and a freestanding cooker, the room is fully tiled for ease of maintenance. Recessed ceiling lighting and multiple windows help brighten the space, while a door leads out to the rear of the property. This versatile area is ideal for supplementary storage, food preparation, or general utility use.

## FIRST FLOOR / LANDING

### BEDROOM ONE

A generously sized double bedroom positioned to the rear of the property, offering ample space for freestanding furniture. The room benefits from a large window allowing natural light to flow through, along with neutral décor and fitted carpet for comfort. A notable feature of this bedroom is its direct access to a private shower room, adding convenience and enhancing the functionality of the first-floor layout.

### SHOWER ROOM

Accessed directly from Bedroom One, the en-suite shower room comprises a shower enclosure and a low-level WC. Finished with tiled walls and flooring, it provides a convenient and practical addition to the first-floor accommodation.

### BEDROOM TWO

Situated at the front of the property, this well-proportioned bedroom offers a bright and airy feel thanks to the large front-facing window. The room is neutrally decorated and fitted with carpet, providing a comfortable space suitable for a range of uses, such as a children's bedroom, guest room, or home office.

### BEDROOM THREE

Also positioned at the front of the property, this third bedroom offers a comfortable and versatile space, ideal for use as a single bedroom,

nursery, or study. The room benefits from a front-facing window with vertical blinds, neutral décor, and fitted carpet, making it a practical addition to the first-floor layout.

### BATHROOM

A contemporary family bathroom finished to a high standard and fitted with a modern three-piece suite comprising a panelled bath with overhead shower, a sleek vanity wash basin with storage, and a low-level WC. The room also includes a bidet, chrome heated towel rail, and stylish tiling throughout, creating a clean and modern aesthetic. Recessed ceiling lighting adds a bright and fresh feel to this well-appointed space.

### LOCATION

Situated on Railway Street, the property is conveniently located within easy reach of Nelson town centre, local shops, schools, and transport links, including nearby bus routes and Nelson train station. The M65 motorway is just a short drive away, providing excellent access to Burnley, Colne, and surrounding towns, making this a practical and well-connected location for commuters and families alike.

### 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. 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.

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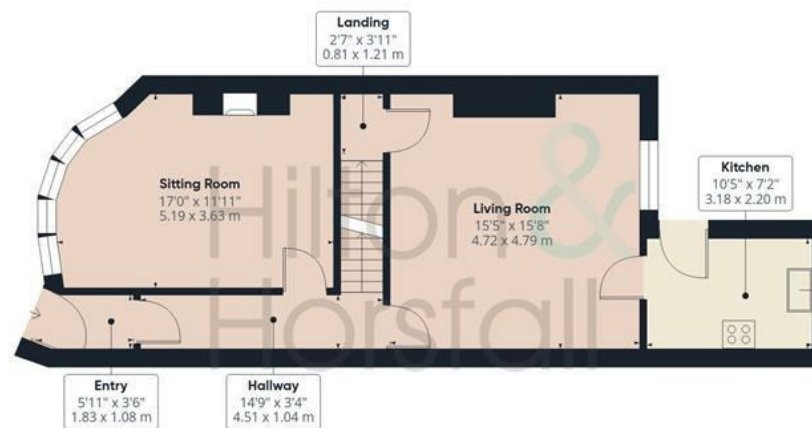


## OUTSIDE

To the rear of the property is a small, low-maintenance yard offering access into both the ground-floor kitchen and the lower-ground-floor kitchen. The space provides a practical outdoor area suitable for storage or general use.



Ground Floor



Floor 1



Floor 2



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

1614 ft<sup>2</sup>

150 m<sup>2</sup>

(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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