

Hilton &  
Horsfall



BB9 8RT

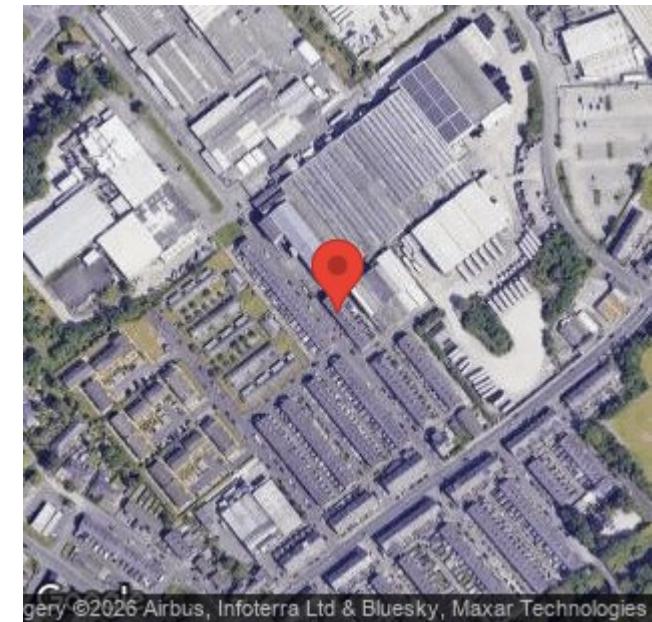
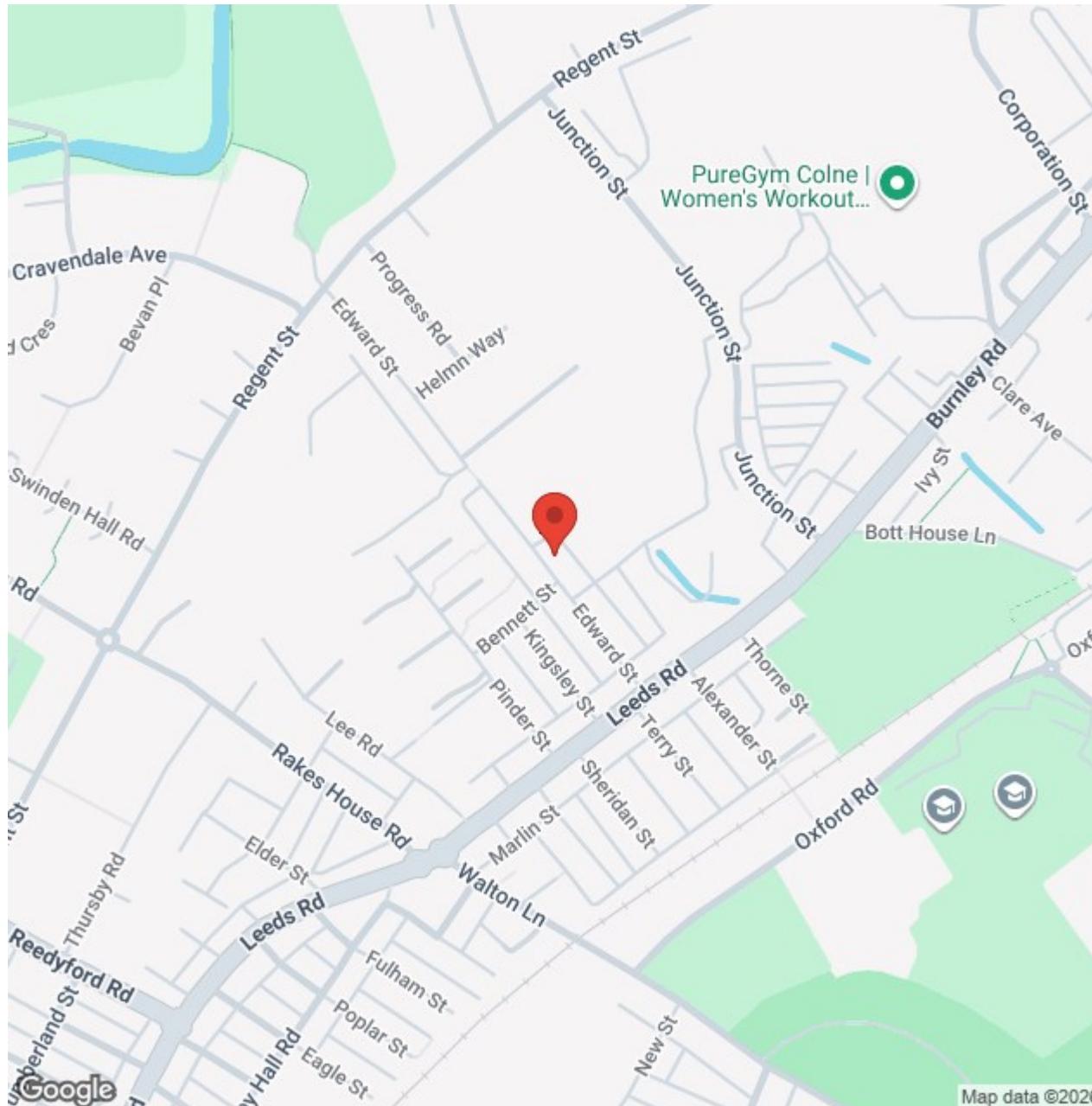
## Edward Street, Nelson

### Offers Over £75,000

- Two bedroom mid-terraced property
- Spacious living room
- Large dining kitchen
- Three-piece bathroom
- Yard to the rear
- Close to bus routes, shops and local amenities
- No onward chain
- Ideal buy-to-let or starter home

Situated in a convenient location close to local amenities and transport links, this two bedroom mid-terrace property offers excellent potential for first-time buyers, downsizers or landlords looking to add to their portfolio. The home provides a spacious living room, a generous dining kitchen and two well-proportioned bedrooms, making it a practical and affordable option in a popular residential area. The property is offered with no onward chain, allowing for a straightforward purchase. With a low-maintenance rear yard and scope to modernise to personal taste, this property represents a fantastic opportunity for buyers seeking good value and strong future potential. Ideal for those looking to create a comfortable home or secure a reliable rental investment.







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## Lancashire

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### GROUND FLOOR

#### ENTRANCE VESTIBULE

#### LIVING ROOM 12'7" x 12'4" (3.85m x 3.76m)

A spacious front reception room with a large window allowing plenty of natural light. Neutral décor, fitted carpet and access through to the inner hallway.

#### DINING KITCHEN 13'3" x 10'10" (4.04m x 3.31m)

A generous dining kitchen positioned to the rear, offering ample wall and base units, integrated sink, freestanding cooker space and plumbing for appliances. Rear door leading out to the yard.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 12'7" x 12'3" (3.84m x 3.75m)

A large double bedroom positioned to the front of

the property, with newly fitted carpet and neutral tones.

#### BEDROOM TWO 13'3" x 7'7" (4.04m x 2.33m)

A well-proportioned second bedroom overlooking the rear elevation.

#### BATHROOM 8'11" x 4'7" (2.74m x 1.42m)

A three-piece suite comprising panelled bath with overhead shower, low-level WC and wash basin. Frosted window.

### LOCATION

Conveniently positioned within walking distance of Nelson town centre, the property benefits from excellent access to local shops, supermarkets, schools and public transport links, including bus routes and the nearby train station. The area offers a range of everyday amenities, parks and leisure facilities, as well as easy connections to neighbouring towns such as Colne, Barrowford and Burnley, making it a practical and well-situated choice for commuters and families alike.

### PUBLISHING

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### 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

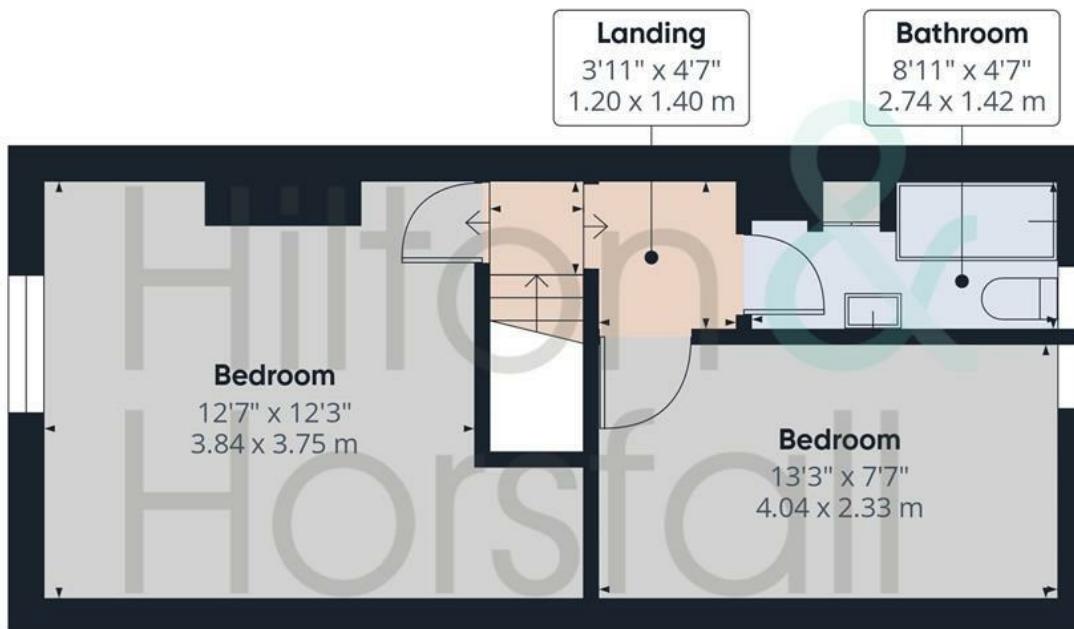
A low-maintenance rear yard with outbuilding storage.



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

665 ft<sup>2</sup>

61.8 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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