



Hilton &
Horsfall

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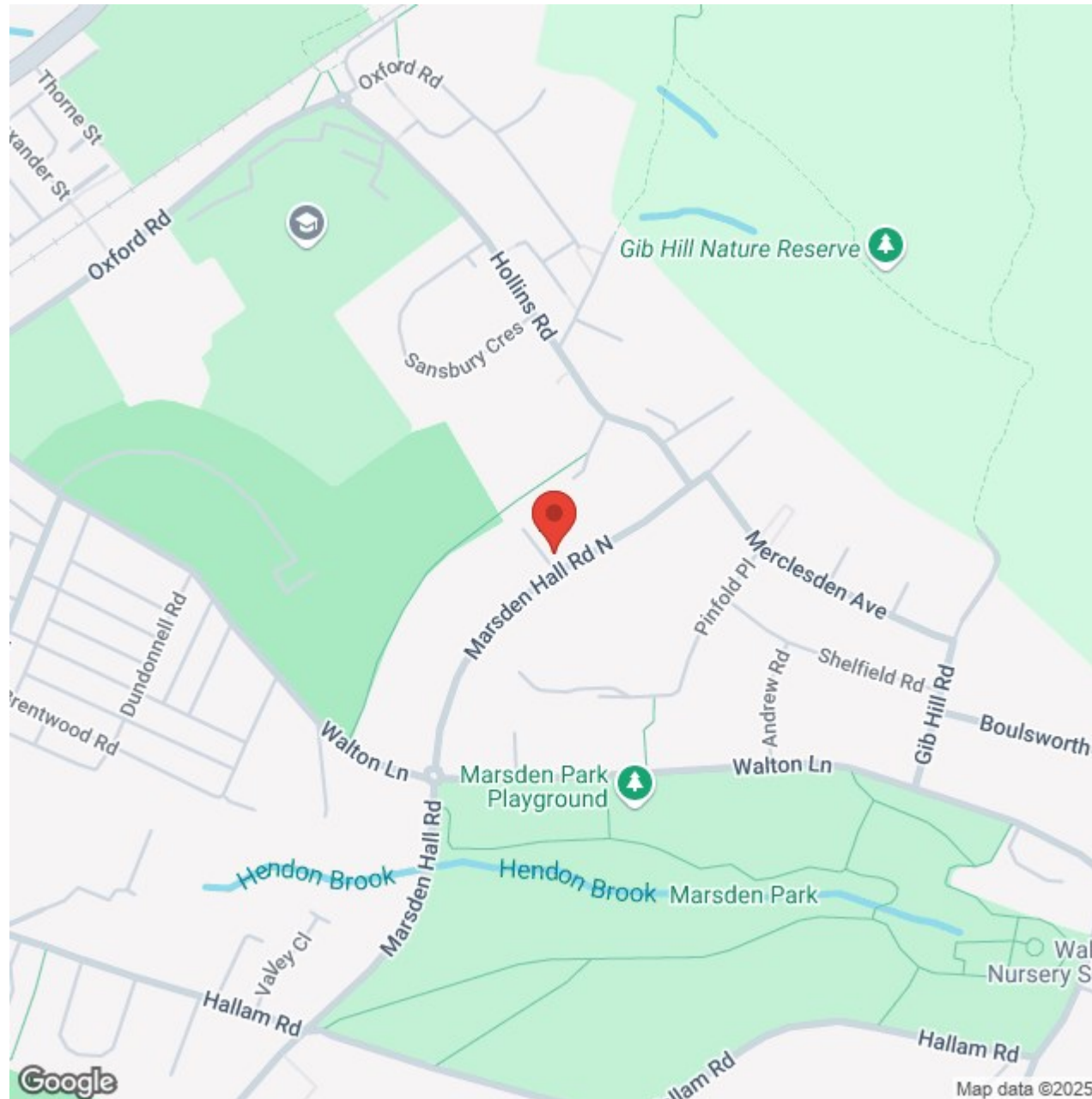
Marsden Hall Road North, Nelson

Offers In The Region Of £150,000

- Three-bedroom mid-terrace property
- Open Plan reception rooms plus kitchen
- Downstairs WC and first-floor family bathroom
- Private rear garden with elevated views
- Ample storage throughout the property
- In need of full refurbishment – excellent investment opportunity
- No Chain

A spacious three bedroom mid-terrace home offering fantastic potential for those looking to modernise and add value. Situated in a popular residential area of Nelson, this generously proportioned property features two reception rooms, a kitchen, three first-floor bedrooms, a family bathroom, downstairs WC, and an enclosed rear garden with countryside views. Though in need of full refurbishment, it presents an ideal opportunity for developers, investors, or buyers wanting to create their perfect family home.







Lancashire

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GROUND FLOOR

ENTRANCE VESTIBULE

LIVING ROOM 17'6" x 16'6" (5.33m x 5.03m)

A large open-plan reception space with front aspect window and stairs to the first floor.

DINING AREA 8'3" x 10'9" (2.51m x 3.28m)

Located just off the kitchen, with patio doors leading to the rear garden.

SITTING ROOM 8'9" x 10'5" (2.67m x 3.18m)

Fitted with base and wall units, inset sink, and space for appliances.

KITCHEN 9'3" x 6'11" (2.82m x 2.11m)

A second reception room ideal for use as a snug, office or playroom.

GROUND FLOOR WC

Low-level WC and wash basin.

FIRST FLOOR / LANDING

BEDROOM ONE 10'10" x 13'11" (3.30m x 4.24m)

Generous double with front aspect window and extensive fitted wardrobes.

BEDROOM TWO 8'10" x 13'0" (2.69m x 3.96m)

Another double room overlooking the rear garden.

BEDROOM THREE 7'11" x 10'0" (2.41m x 3.05m)

Single room, ideal for a child's bedroom, home office or dressing room.

BATHROOM 6'3" x 7'5" (1.91m x 2.26m)

Comprising a panelled bath with shower over, wash basin and WC.

LOCATION

Situated on Marsden Hall Road North, the property is within close reach of Nelson town centre, local schools, supermarkets, and transport links including the M65 motorway and Nelson train station. Marsden Park and leisure facilities are also nearby, making this a convenient yet peaceful location for families and commuters alike.

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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,

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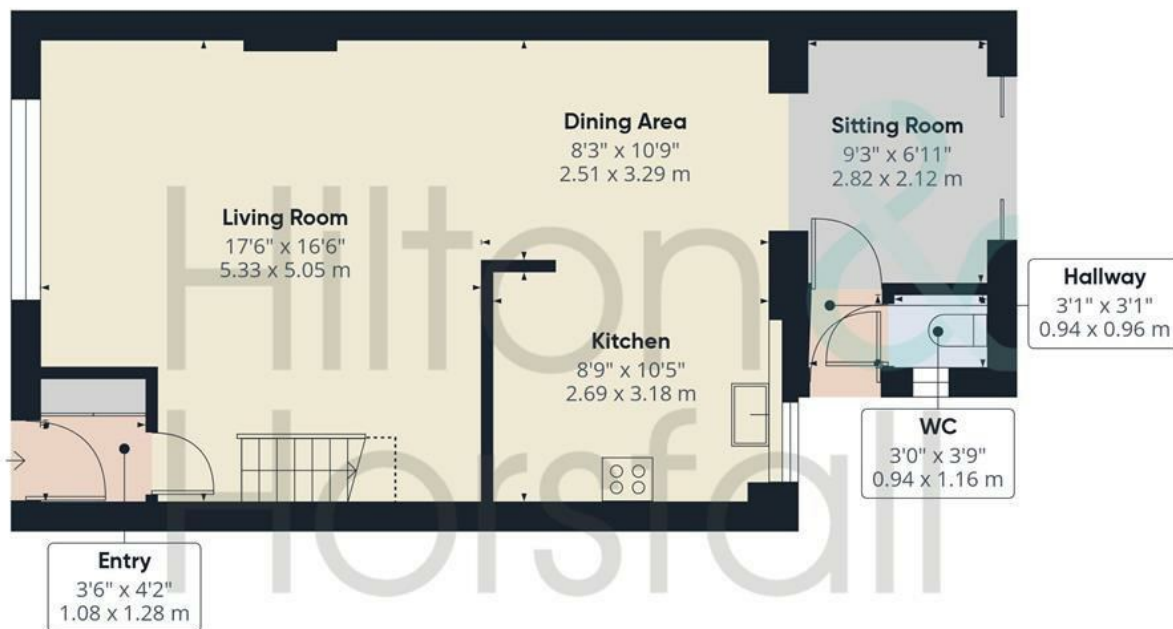


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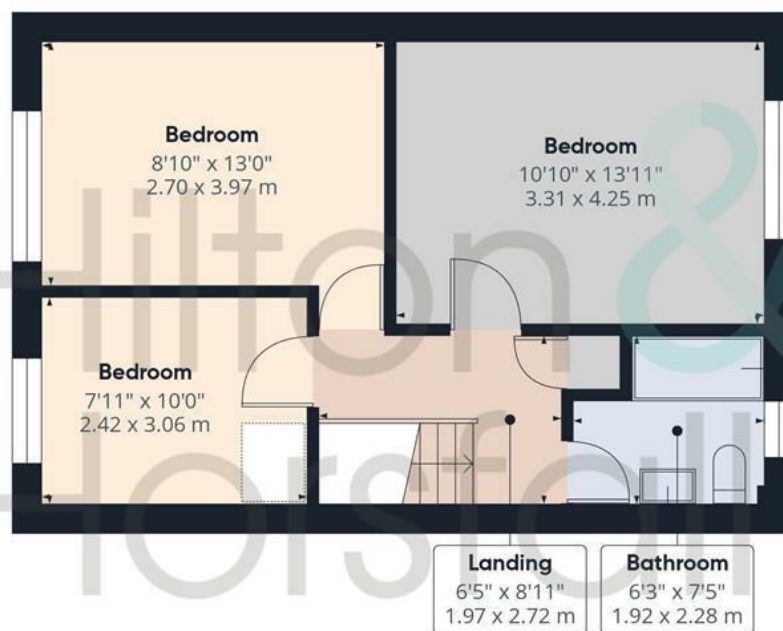
OUTSIDE

To the rear is a private, enclosed garden with a mix of patio, lawn, and planting areas – ideal for sitting out and enjoying views of the surrounding countryside. The front is accessed via a pedestrian gate with pathway and established hedging providing privacy.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

992 ft²

92.2 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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