



Hilton &
Horsfall

BB9 ODR

Causey Foot, Nelson

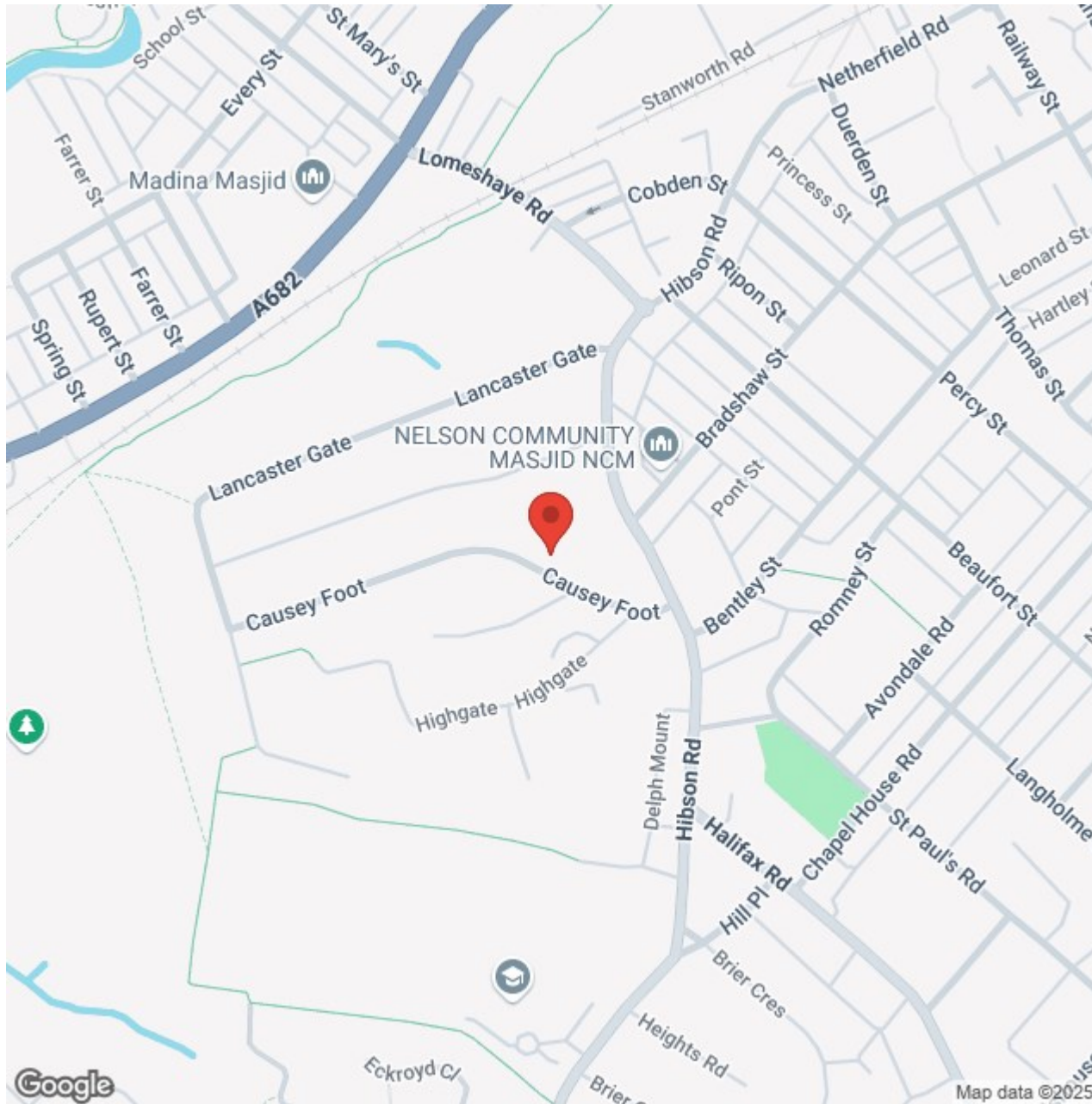
Offers In The Region Of £149,950

- Two double bedrooms
- Spacious dining kitchen
- Bright bay-fronted lounge
- Modern shower room
- Useful cellar utility room
- Generous rear garden

A well-proportioned two-bedroom semi-detached home located in a popular residential area of Nelson. With a spacious layout, elevated plot and generous rear garden, this home is ideal for first-time buyers, young families or anyone seeking a well-maintained property with scope to personalise.

Internally, the accommodation briefly comprises a welcoming entrance hallway, a large front-facing living room with bay window and central fireplace, and an open-plan dining kitchen with breakfast bar, integrated appliances, and direct access to the rear garden. Upstairs, you'll find two generously sized double bedrooms and a modern three-piece shower room, all presented in clean, neutral tones throughout.







Lancashire

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GROUND FLOOR

ENTRANCE HALL

LIVING ROOM 15'2" x 12'3" (4.63m x 3.75m)

The living room is a bright and generously sized space, positioned at the front of the property and flooded with natural light thanks to the large bay window. A central fireplace with a marble-effect surround creates a cosy focal point, while soft neutral decor and plush carpet underfoot make this an inviting room for everyday living and entertaining alike.

DINING KITCHEN 14'11" x 12'9" (4.56m x 3.89m)

Situated to the rear of the property, the dining kitchen offers a spacious and sociable layout with defined zones for cooking and dining. The kitchen is fitted with a range of cream gloss units, contrasting worktops, and tiled splashbacks, with integrated appliances and a breakfast bar for casual seating. The dining area benefits from sliding patio doors that open out onto the rear garden, creating a seamless indoor-outdoor flow—perfect for entertaining or family meals.

FIRST FLOOR / LANDING

BEDROOM ONE 14'11" x 12'4" (4.57m x 3.77m)

Positioned to the front of the property, this generously sized double bedroom benefits from a large window that fills the space with natural light. The room features a sloped ceiling, adding character, while still offering excellent head height and usable floor space. It's a calm and spacious room with plenty of potential for fitted or freestanding furniture.

BEDROOM TWO 15'3" x 9'10" (4.67m x 3.01m)

Located at the rear of the property, bedroom two is a well-proportioned double room enjoying a peaceful outlook over the garden. The space is bright and inviting, with dual windows allowing in plenty of daylight. It's ideal as a comfortable bedroom, guest room, or even a home office if desired.

BATHROOM 7'11" x 5'2" (2.42m x 1.60m)

The bathroom is stylishly finished in crisp white tiling, creating a clean and contemporary feel. It features a modern walk-in shower with glass screen, low-level WC, and a sleek wall-mounted wash basin. A frosted window allows natural light to brighten the space while maintaining privacy, and the neutral tones throughout offer a calming atmosphere.

LOWER GROUND

WASH ROOM / CELLAR 15'4" x 12'9" (4.69m x 3.89m)

Located on the lower ground floor, the property benefits from a practical cellar room currently used as a utility and storage area. It's fitted with base units, worktops, a stainless steel sink, and plumbing for laundry appliances. With power, lighting, and ample space for tools or household items, it offers great versatility for everyday use or future development.

CELLAR / STORAGE 15'5" x 12'7" (4.71m x 3.85m)

LOCATION

Located in a popular residential area of Nelson, this property offers convenient access to a wide range of local amenities, including shops, supermarkets, schools, and healthcare facilities. Excellent transport links are close by, with easy connections to the M65 motorway and public

transport routes, making it ideal for commuters. With parks, leisure centres, and scenic countryside just a short drive away, Causey Foot is well positioned for both everyday convenience and outdoor enjoyment.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/causey-foot-nelson/>

PUBLISHING

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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, 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 front, the property is set back behind a neat garden area with steps leading up to the main entrance. At the rear, you'll find a spacious, enclosed garden that offers a mix of lawn and patio — perfect for outdoor dining, relaxing, or play. The elevated position provides a pleasant open aspect, while fencing and mature borders ensure a good degree of privacy. There's also access to the rear via a secure gate, adding practicality to the outdoor space.

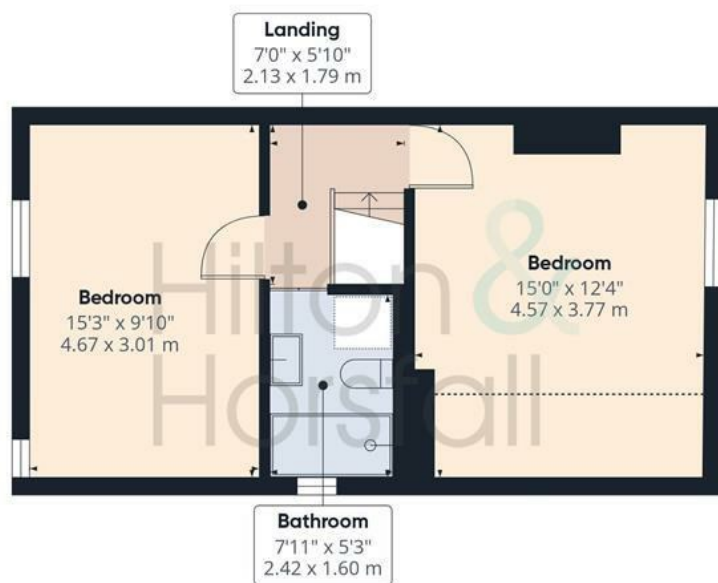




Floor -1



Ground Floor



Floor 1

Hilton & Horsfall

Approximate total area⁽¹⁾

1255 ft²

116.4 m²

Reduced headroom

39 ft²

3.7 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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75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)