



Hilton &
Horsfall

BB9 8JS

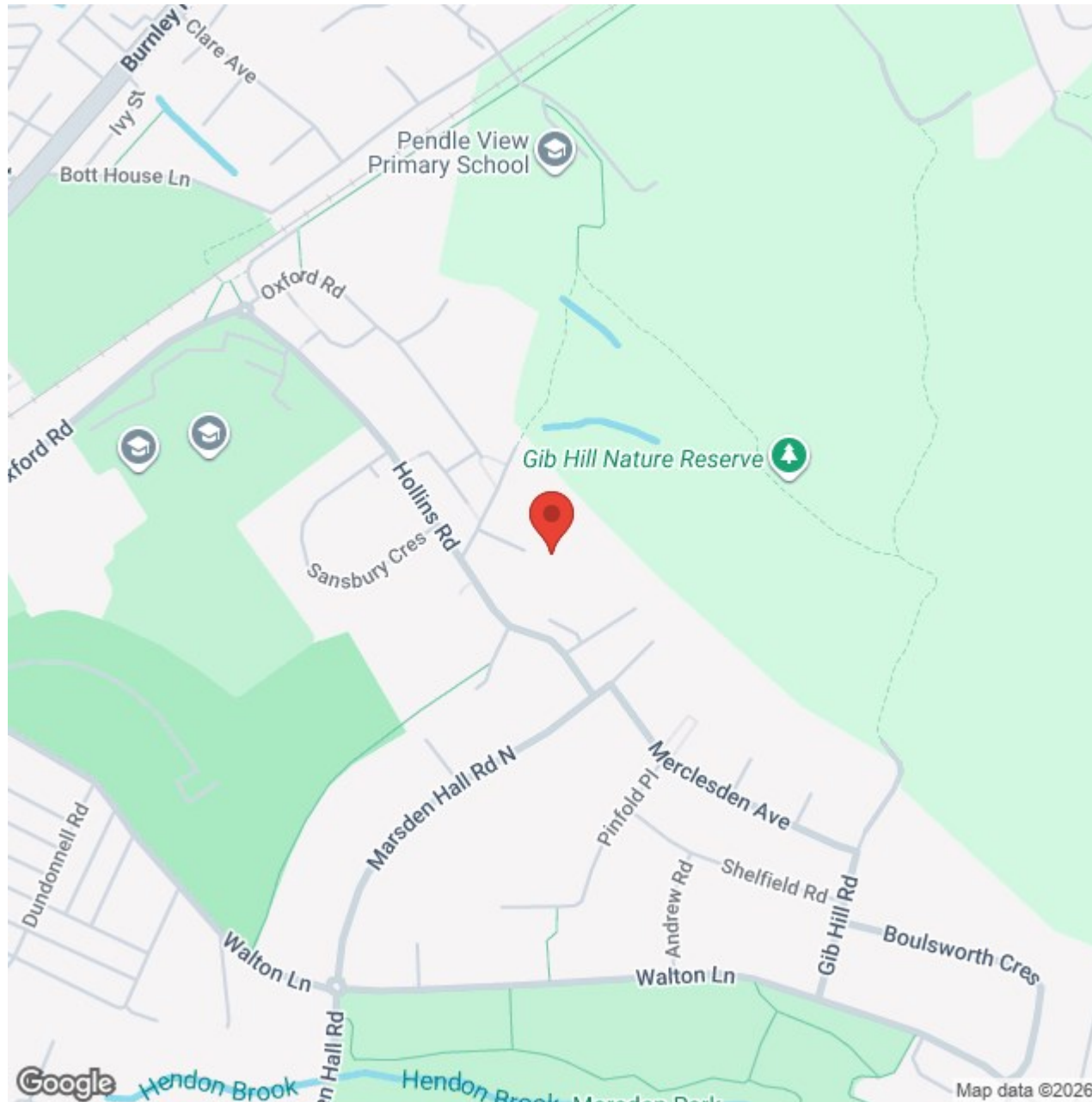
Rushton Close, Nelson

Offers In The Region Of £130,000

- Well presented end terrace home
- Modern fitted breakfast kitchen with dining space
- Three well proportioned bedrooms
- Contemporary three-piece bathroom suite
- Generous lawned garden to the rear
- Ideal for first-time buyers or young families

An immaculately presented three bedroom end-terrace home, having been well maintained by the current owner and offering ready-to-move-into accommodation. The property briefly comprises a welcoming entrance hallway, a spacious and light-filled living room and a modern fitted breakfast kitchen with ample dining space and access out to the rear garden. To the first floor are three well-proportioned bedrooms and a contemporary three-piece bathroom suite. Externally the property benefits from a generous enclosed lawned garden to the rear, ideal for families and outdoor entertaining. Situated in a popular residential area, this property would be perfect for first-time buyers, young families or investors looking for a quality home.







Lancashire

An immaculately presented three bedroom end-terrace home, having been well maintained by the current owner and offering ready-to-move-into accommodation. The property briefly comprises a welcoming entrance hallway, a spacious and light-filled living room and a modern fitted breakfast kitchen with ample dining space and access out to the rear garden. To the first floor are three well-proportioned bedrooms and a contemporary three-piece bathroom suite. Externally the property benefits from a generous enclosed lawned garden to the rear, ideal for families and outdoor entertaining. Situated in a popular residential area, this property would be perfect for first-time buyers, young families or investors looking for a quality home.

GROUND FLOOR

ENTRANCE HALLWAY

LIVING ROOM 14'7" x 11'0" (4.45m x 3.36m)

A well-proportioned and tastefully decorated living room having a large window to the front elevation allowing for plenty of natural light. The room offers ample space for comfortable seating and additional furniture, complemented by neutral décor and fitted carpeting, creating a warm and inviting space ideal for relaxing and entertaining.

BREAKFAST KITCHEN 17'8" x 7'10" (5.40m x 2.40m)

A stylish and well-equipped breakfast kitchen fitted with a range of matching wall and base units with contrasting working surfaces. Having integrated appliances including an oven, hob with extractor over, and space for further appliances. The room offers ample space for dining with a breakfast bar area, making it ideal for everyday family living and entertaining. With a window to the rear elevation overlooking the garden and a door providing access out to the rear, the space is finished with modern flooring and inset spot lighting, creating a bright and contemporary feel throughout.

FIRST FLOOR / LANDING

BEDROOM ONE 11'7" x 11'0" (3.54m x 3.37m)

A generously sized double bedroom having a window to the front elevation allowing for plenty of natural light. The room offers ample space for a double bed and additional bedroom furniture, finished with neutral décor and fitted carpeting, creating a comfortable and relaxing space.

BEDROOM TWO 11'7" x 5'8" (3.55m x 1.74m)

A well-presented bedroom having a window to the front elevation allowing for natural light. The room provides space for a bed along with additional furniture such as wardrobes and drawers, making it ideal as a child's bedroom, nursery or home office. Finished with neutral décor and fitted carpeting.

BEDROOM THREE 11'7" x 5'7" (3.55m x 1.72m)

A well-presented bedroom having a window to the front elevation allowing for natural light. The room provides space for a single bed along with additional furniture, making it ideal as a child's bedroom, nursery or home office. Finished with neutral décor and fitted carpeting.

BATHROOM 5'7" x 7'8" (1.71m x 2.34m)

A modern and well-presented three-piece bathroom suite comprising a panelled bath with shower over, pedestal wash basin and low level WC. Fully tiled walls complement the space, along with a frosted window to the rear elevation providing natural light whilst maintaining privacy. Finished with contemporary flooring and a heated towel rail.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/rushton-close-nelson>

LOCATION

Situated within a popular and well-established residential area of Nelson, this well-presented end-terrace home is ideally positioned for a range of local amenities including shops, schools and transport links. Nelson town centre is within close proximity, offering supermarkets, cafes and everyday conveniences, while excellent access is available to Colne, Burnley and the M65 motorway network, making it ideal for commuters. The surrounding area also offers nearby parks and open countryside, perfect for outdoor walks and family living.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

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. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.



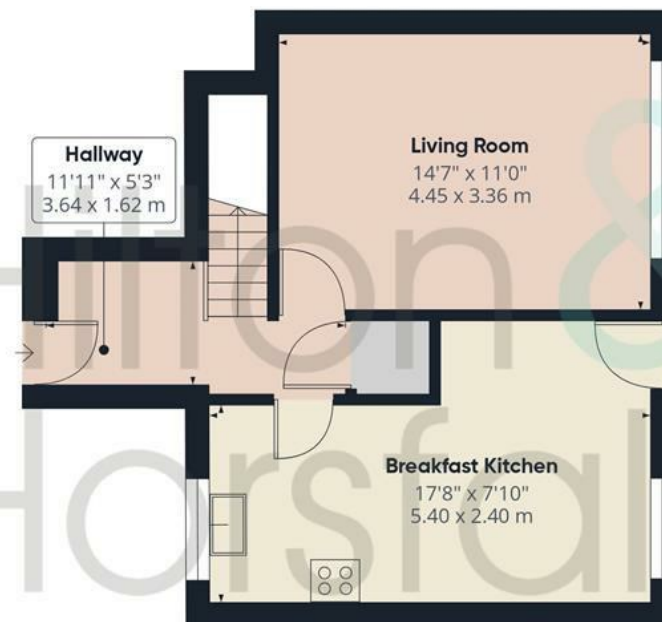
Hilton &
Horsfall

BB9 8JS

OUTSIDE

To the front of the property is a paved area providing access to the entrance. To the rear is a generous enclosed garden, predominantly laid to lawn, offering a great space for outdoor seating, entertaining and family use. The garden is bordered by fencing, providing a good degree of privacy.



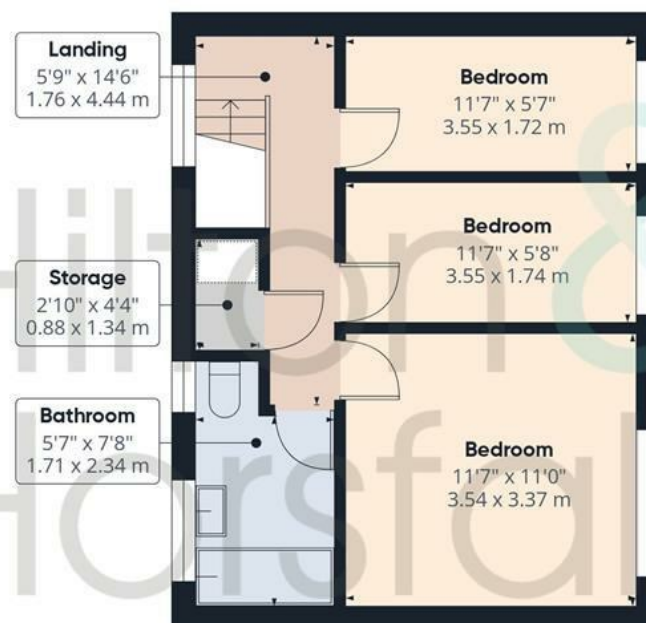


Ground Floor

Approximate total area⁽¹⁾

782 ft²

72.6 m²



Floor 1

(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.







Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024