Hilton & Horsfall


Hilton &
Horsfall

BB9 8LR

Thursby Road, Nelson

Offers Over £155,000

• Generous Enclosed Rear Garden With Raised Decking • Garden Shed / Summer House And Additional External Storage • Conservatory Overlooking The Rear Garden • Spacious Living Room With Feature Fireplace • Off-Road Parking For Two Vehicles • Three Bedroom Semi-Detached Home

Situated on Thursby Road in Nelson, this three-bedroom semi-detached home offers well-proportioned accommodation arranged over two floors, complemented by off-road parking for two vehicles and a generous rear garden with a raised decking area. The property provides a practical layout suited to a variety of purchasers, with a spacious living room, modern dining kitchen and conservatory overlooking the garden.

Entering the property, the hallway leads into a welcoming living room featuring a large front-facing window, neutral décor and a contemporary wall-mounted feature fireplace. To the rear, the modern dining kitchen is fitted with a range of contrasting high-gloss units, complementary work surfaces and integrated cooking appliances, including a Bosch double oven, microwave and gas hob. There is ample space for a dining table and chairs, while double doors lead into the conservatory, creating a pleasant connection between the living accommodation and garden.

The conservatory offers a versatile additional reception space with windows to three sides and French doors opening onto the rear patio, making it suitable for use as a sitting area, playroom or hobby room.

On the first floor, there are three bedrooms and a family bathroom. Bedroom one is a generously proportioned double room overlooking the rear garden, whilst bedroom two also enjoys a rear-facing aspect. Bedroom three is positioned to the front and is currently arranged as a home office and gaming room. The family bathroom is fitted with a three-piece suite incorporating a bath with an overhead rainfall shower.

Externally, the property benefits from off-road parking for two vehicles to the front and gated access to the side. To the rear is a generous enclosed garden, mainly laid to lawn, with a raised timber decking area, patio, garden shed and useful external storage.

Hilton & Horsfall

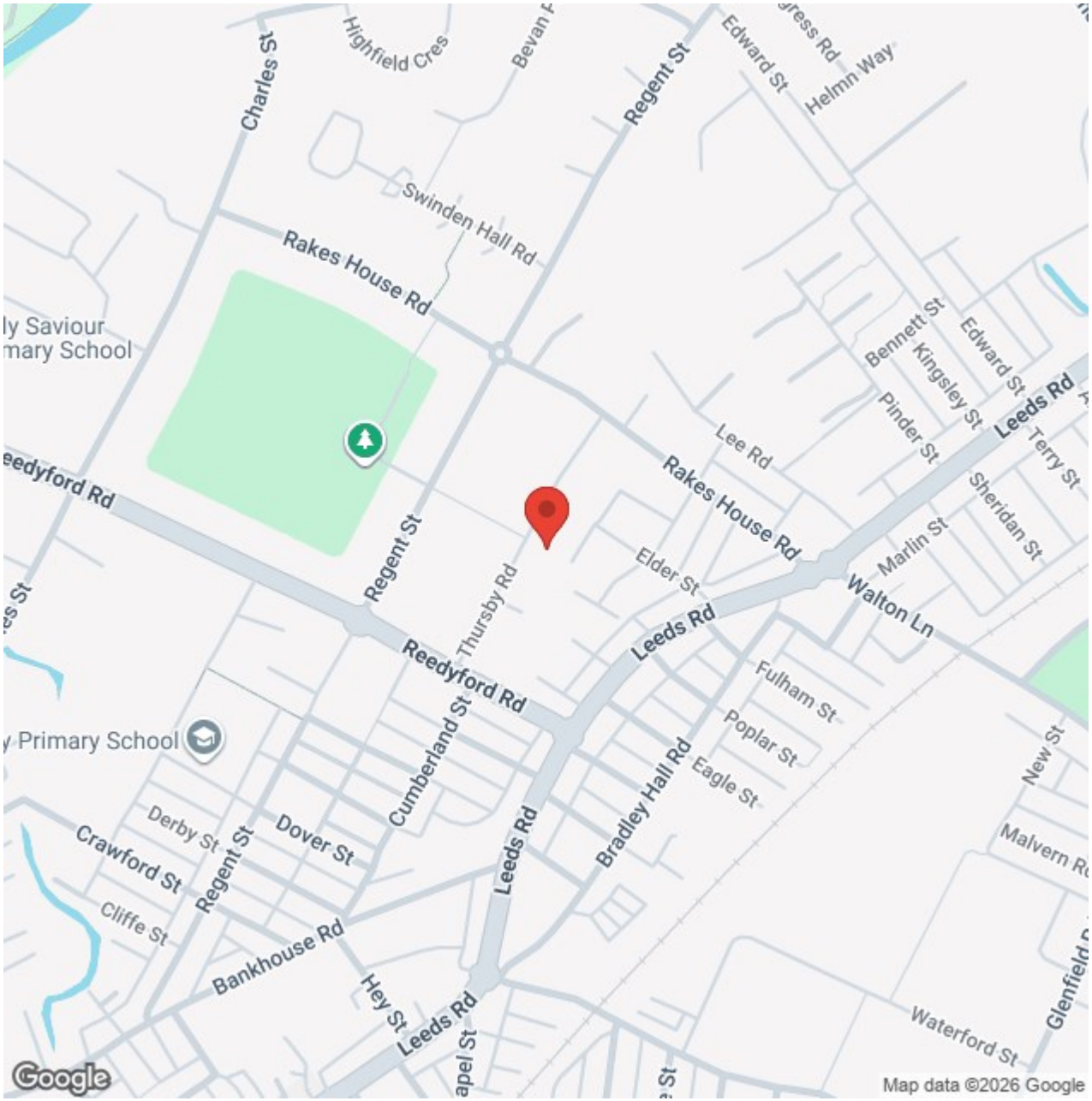
BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Charles St
Highfield Cres
Regent St
Edward St
Helmn Way
Swinden Hall Rd
Rakes House Rd
Bennett St
Kingsley St
Edward St
Leeds Rd
Pinder St
Terry St
Lee Rd
Rakes House Rd
Sheridan St
Marlin St
Elder St
Walton Ln
Thursby Rd
Regent St
Reedyford Rd
Leeds Rd
Fulham St
Poplar St
Eagle St
Cumberland St
Bradley Hall Rd
New St
Malvern Rd
Derby St
Dover St
Crawford St
Regent St
Cliffe St
Bankhouse Rd
Hey St
Leeds Rd
Waterford St
Glenfield
Google
Map data ©2026 Google


gery ©2026 Airbus, Infoterra Ltd & Bluesky, Maxar Technologies


Foulridge
Blacko
Higherford
Roughlee
Colne
Barrowford
EATLEY LANE
Nelson
LITTLE MARSDEN
Southfield
Catlow
Brierfield
Google
Harle Syke
Map data ©2026 Google


Hilton &
Horsfall


Hilton &
Horsfall


UNIVERSAL
Hilton &
Horsfall


Hilton &
Horsfall

BB9 8LR

Lancashire

Situated on Thursby Road in Nelson, this three-bedroom semi-detached home offers well-proportioned accommodation arranged over two floors, complemented by off-road parking for two vehicles and a generous rear garden with a raised decking area. The property provides a practical layout suited to a variety of purchasers, with a spacious living room, modern dining kitchen and conservatory overlooking the garden.

Entering the property, the hallway leads into a welcoming living room featuring a large front-facing window, neutral décor and a contemporary wall-mounted feature fireplace. To the rear, the modern dining kitchen is fitted with a range of contrasting high-gloss units, complementary work surfaces and integrated cooking appliances, including a Bosch double oven, microwave and gas hob. There is ample space for a dining table and chairs, while double doors lead into the conservatory, creating a pleasant connection between the living accommodation and garden.

The conservatory offers a versatile additional reception space with windows to three sides and French doors opening onto the rear patio, making it suitable for use as a sitting area, playroom or hobby room.

On the first floor, there are three bedrooms and a family bathroom. Bedroom one is a generously proportioned double room overlooking the rear garden, whilst bedroom two also enjoys a rear-facing aspect. Bedroom three is positioned to the front and is currently arranged as a home office and gaming room. The family bathroom is fitted with a three-piece suite incorporating a bath with an overhead rainfall shower.

Externally, the property benefits from off-road parking for two vehicles to the front and gated access to the side. To the rear is a generous enclosed garden, mainly laid to lawn, with a raised timber decking area, patio, garden shed and useful external storage.

GROUND FLOOR

ENTRANCE HALL 4'9" x 4'7" (1.46m x 1.42m)
The entrance hallway provides access to the living room and staircase leading to the first floor.

LIVING ROOM 13'11" x 15'10" (4.25m x 4.83m)
A spacious and welcoming living room offering ample space for comfortable seating arrangements. A large window to the front elevation allows plenty of natural light into the room, whilst a contemporary wall-mounted feature fireplace provides an attractive focal point. The room is finished with neutral décor, fitted carpeting, a central ceiling light fitting with decorative ceiling rose, wall lighting and a radiator.

DINING KITCHEN 8'5" x 18'9" (2.59m x 5.73m)
A modern dining kitchen fitted with a range of high-gloss wall and base units in contrasting white and deep purple, complemented by light-coloured work surfaces and matching splashbacks. Integrated appliances include a Bosch double oven, microwave and gas hob with an extractor hood above. There is a one-and-a-half bowl sink with a contemporary spring-neck mixer tap, together with space and plumbing for a washing machine and dishwasher. The kitchen benefits from wood-effect flooring, under-cabinet lighting and a window to the side elevation. At the opposite end, there is ample space for a dining table and chairs, a vertical radiator, double doors opening into the conservatory and an external door providing access outside.

CONSERVATORY 8'10" x 11'3" (2.71m x 3.45m)
A bright conservatory enjoying views over the rear garden, with windows to three sides allowing plenty of natural light into the room. Featuring a pitched polycarbonate roof, decorative patterned flooring and French doors opening onto the rear patio. Accessed from the dining kitchen, this versatile space offers potential for a variety of uses, including an additional sitting area, playroom or hobby room.

FIRST FLOOR / LANDING
The first floor landing provides access to all three bedrooms and the family bathroom, with a staircase leading down to the ground floor.

BEDROOM ONE 14'0" x 10'5" (4.28m x 3.19m)
A generously proportioned double bedroom situated to the rear of the property, with a large window overlooking the garden and allowing plenty of natural light into the room. There is ample space for a double bed, wardrobes and additional bedroom furniture, whilst the room is finished with fitted purple carpeting, decorative wallpaper bordering, a central ceiling light fitting and neutral-coloured walls.

BEDROOM TWO 8'6" x 10'9" (2.60m x 3.29m)
A well-proportioned bedroom situated to the rear of the property, with a window overlooking the garden and allowing natural light into the room. Currently arranged as a child's bedroom, the room offers space for a bed and additional bedroom furniture. Features include fitted carpeting, pink décor with a patterned feature wall, a central ceiling light fitting and a radiator positioned beneath the window.

BEDROOM THREE 11'1" x 8'2" (3.40m x 2.51m)
A well-proportioned third bedroom situated to the front of the property, currently utilised as a home office and gaming room. Offering flexible accommodation, the room could equally serve as a bedroom, study or hobby room. Features include a window to the front elevation, light blue painted walls, fitted carpeting, a central ceiling light fitting and a radiator.

BATHROOM 5'0" x 6'0" (1.53m x 1.85m)
The family bathroom is fitted with a three-piece suite comprising a panelled bath with a wall-mounted rainfall shower, separate handheld shower attachment and a glass shower screen, a pedestal wash basin and a low-level WC. The walls surrounding the bath are finished with neutral-coloured tiling and a decorative mosaic border. Additional features include a wall-mounted mirrored cabinet and a frosted window providing natural light and privacy.

EXTERNAL STORAGE 8'10" x 2'3" (2.70m x 0.71m)
A small external storage area accessed from the rear garden, providing useful additional space for storing garden equipment and other household items.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/thursbyroadnelson

LOCATION
Thursby Road is a residential street in Nelson, Lancashire, conveniently positioned for access to the town centre and a range of everyday amenities. Nearby facilities include local shops, supermarkets, primary and secondary schools, together with bus services connecting to the surrounding area. Nelson town centre provides additional shopping facilities, leisure amenities and a bus and railway interchange, with train services towards Colne, Burnley and Preston. The property is also well placed for access to the M65 motorway network, providing road connections towards Burnley, Blackburn and the wider region. The neighbouring towns of Colne and Barrowford are also within easy reach, offering further independent shops, cafés and local amenities.

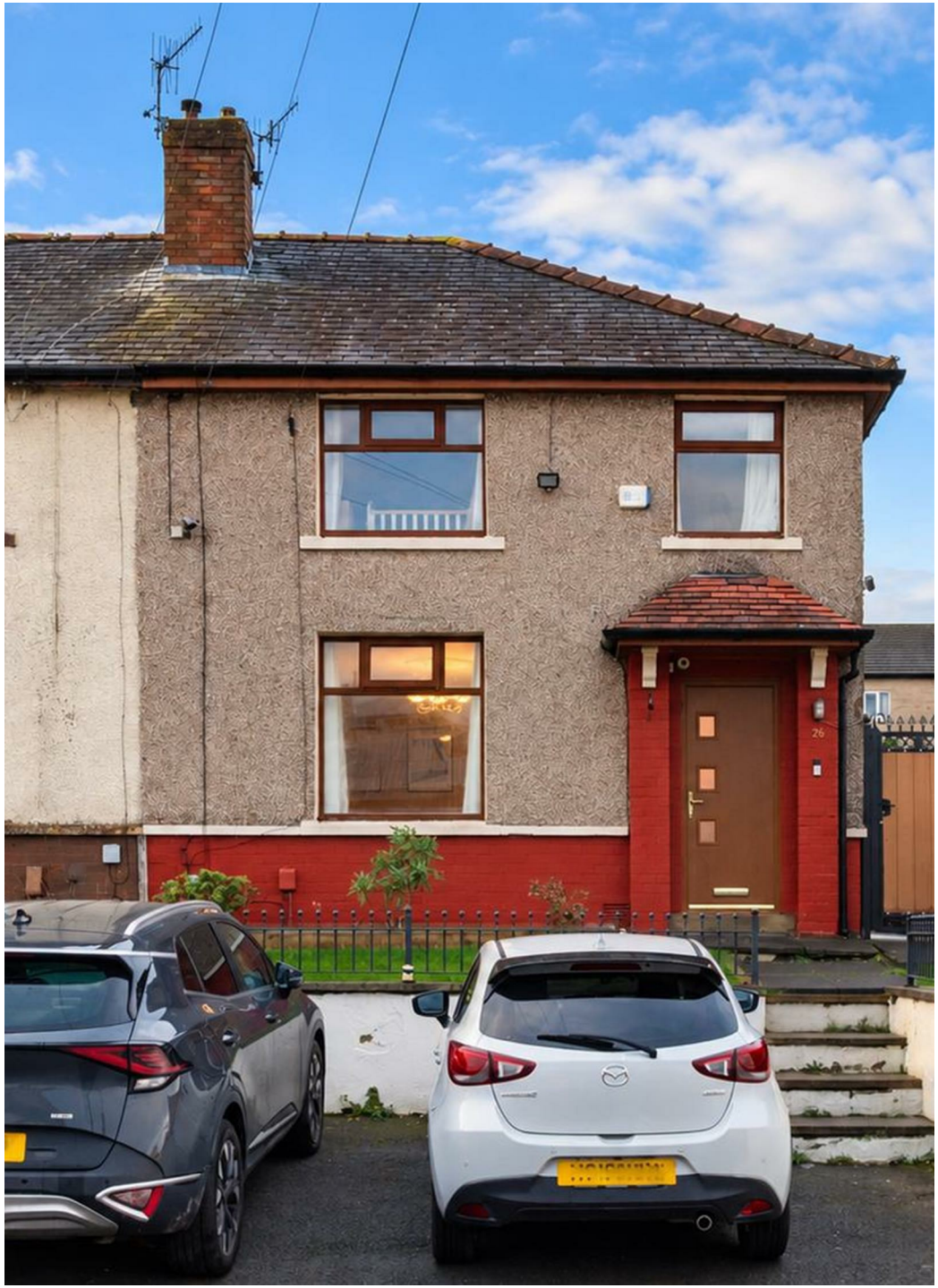
Property Particulars & Verification
These particulars are intended as a general guide to the property and do not constitute, nor form part of, any offer or contract. They have been prepared from information supplied by the vendor and from observations made during the course of marketing. Unless stated otherwise, they may be issued in draft form pending approval by the vendor. Hilton & Horsfall has not tested any services, systems, appliances, equipment or installations referred to in these particulars and gives no warranty as to their condition, safety or working order. Measurements are approximate and may have been taken electronically; they should not be relied upon for the ordering or placement of furnishings, floor coverings or for any other purpose requiring precise dimensions. Floorplans are provided for layout and identification purposes only and should not be treated as being to scale unless expressly stated. These particulars should be read together with any material information supplied for the property. Prospective purchasers should satisfy themselves, by inspection, survey, legal enquiries and such other investigations as they consider appropriate, as to any matter material to their decision, including the property's condition, tenure, boundaries, rights, restrictions, services, planning or Building Regulations approvals and specification. Items shown in photographs, floorplans or described in the particulars should not be assumed to be included in the sale unless confirmed in writing. Nothing in these particulars is intended to exclude or limit any liability that cannot lawfully be excluded or limited.

Digital Imagery, CGI & AI
Certain images used in these particulars or in associated marketing may have been digitally enhanced, edited, decluttered, virtually staged, or created in whole or in part using computer-generated imagery or artificial intelligence. Alterations may include the removal or addition of movable items, personal possessions, vehicles, furniture, furnishings or decorative items, together with illustrative representations of landscaping, surfacing, finishes or proposed works. Such images are provided for illustrative and marketing purposes only and may not be an exact representation of the property's current or finished appearance. Colours, materials, proportions, landscaping, finishes, specification and other details may vary. Any item, finish or feature shown digitally should not be assumed to exist at the property or to be included in the sale unless specifically confirmed in writing. Prospective purchasers should inspect the property and satisfy themselves as to its actual layout, dimensions, condition, specification, boundaries, fixtures, finishes and appearance, and should rely on their own enquiries, survey, legal documentation and any agreed specification or contract documentation before proceeding.

Copyright & Permitted Use
Unless otherwise stated, photographs, floorplans, video, computer-generated imagery, AI-generated imagery, written particulars and other marketing material produced or commissioned by Hilton & Horsfall are protected by copyright and other applicable intellectual property rights. Material may be downloaded, stored or printed for personal, non-commercial use in connection with considering the property. Except where permitted by law, it must not be republished, reproduced, redistributed, altered, sold, licensed, uploaded to another website or online service, or otherwise made available to any third party without the prior written consent of Hilton & Horsfall or the relevant rights holder. Any permitted reproduction must retain any copyright notice or attribution appearing on the original material. www.hilton-horsfall.co.uk

Anti-Money Laundering & Identity Checks
Hilton & Horsfall uses MoveButler to carry out anti-money laundering (AML) and identity checks as part of the onboarding process. Buyers, sellers, landlords and tenants are subject to the checks applicable to their transaction. A charge applies where legally permitted; the applicable amount will be confirmed by MoveButler during onboarding and is subject to change. No prohibited fee will be charged to tenants.


Hilton &
Horsfall

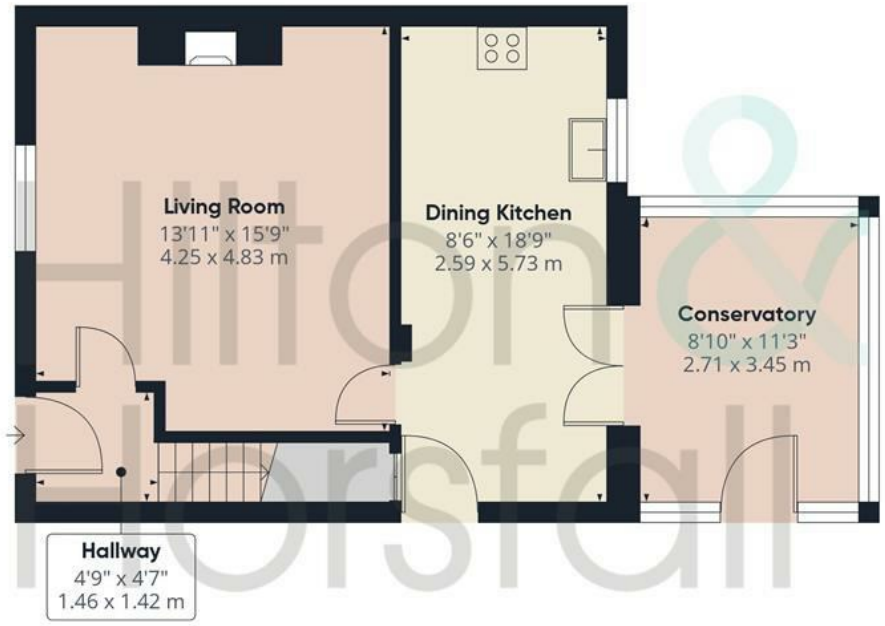


BB9 8LR

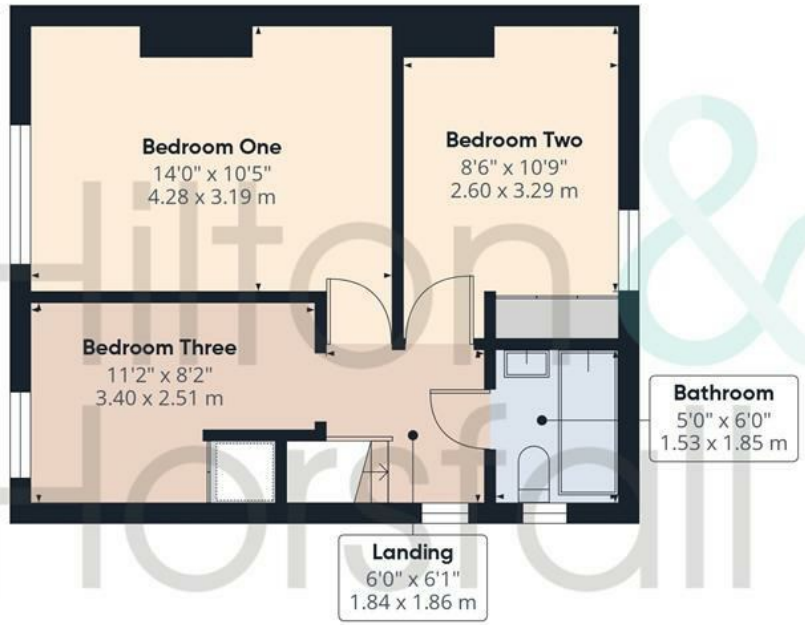
OUTSIDE

To the front of the property is an area providing off-road parking for two vehicles, together with a small garden area and steps leading up to the main entrance. A gated pathway to the side provides access around to the rear garden.

To the rear is a generous enclosed garden, mainly laid to lawn and bordered by timber fencing. A raised timber decking area provides an excellent space for outdoor seating, dining and entertaining, with steps leading down to the lawn. There is also a paved patio area, a timber garden shed and a small external storage area accessed from the garden. The combination of lawn, decking and patio provides useful outdoor space for relaxing, entertaining and family activities.



Ground Floor Building 1



Floor 1 Building 1



Hilton & Horsfall

Approximate total area(1)

914 ft²

84.8 m²

(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



Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

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