









BB9 8JT

## The Green, Nelson

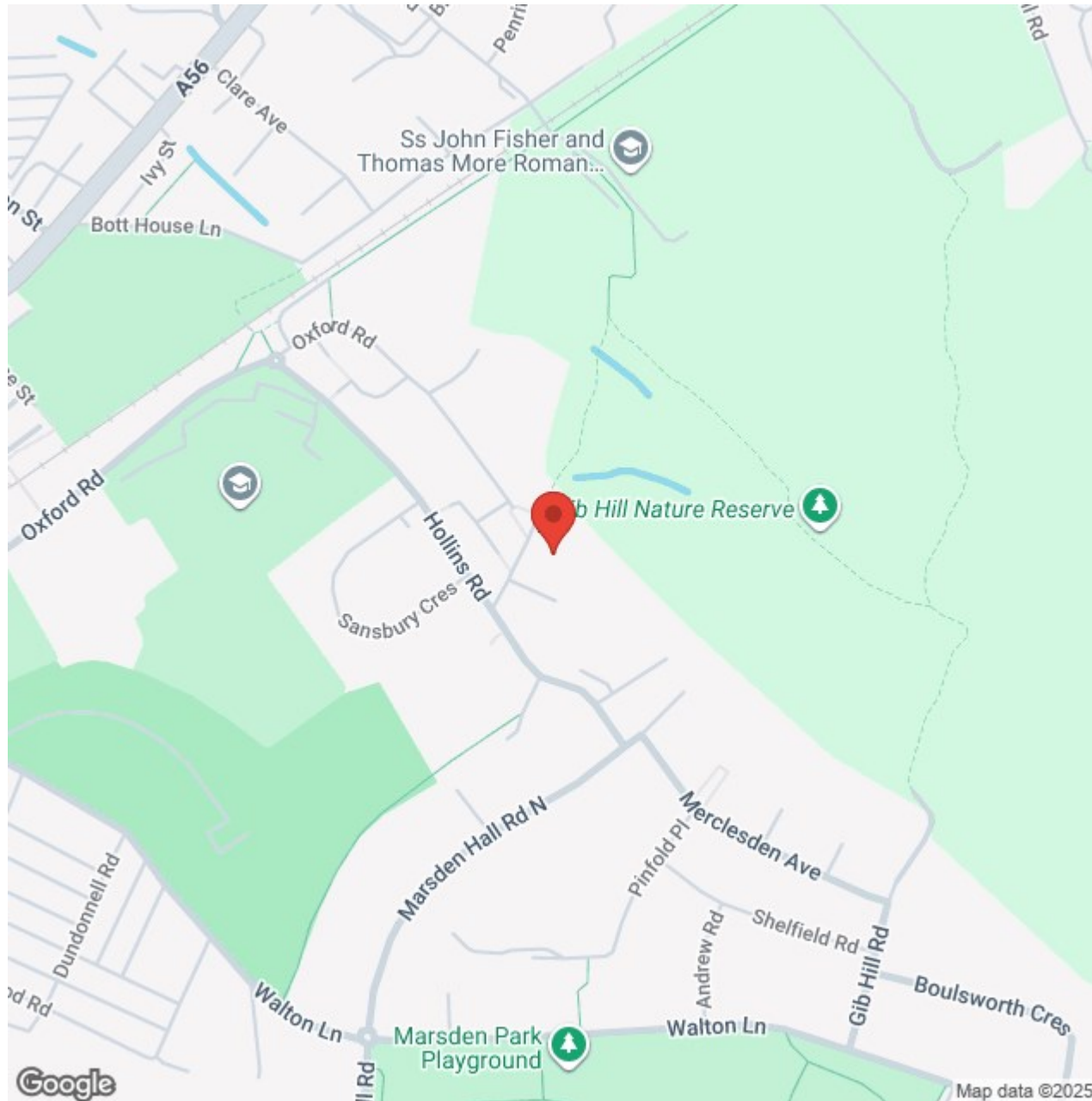
### Offers In The Region Of £119,950

- Three-bedroom end terrace
- Spacious kitchen/diner
- Ground floor WC
- Rear garden with patio
- No onward chain
- Full refurbishment required
- Strong investment potential

Offered to the market with no onward chain is this three-bedroom end quasi-semi-detached property, located on The Green in Nelson. Requiring a full programme of refurbishment, this home is ideally suited to investors, developers or buyers looking for a renovation project. The internal layout includes a spacious entrance hallway, a living room, ground floor WC, and a large dining kitchen. Upstairs, there are three bedrooms and a family bathroom. Externally, the property benefits from a tiered rear garden with a paved patio area and gated access.













## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALL

With access to, ground floor rooms, staircase and WC

#### LIVING ROOM

Rear facing, good size with potential to modernise.

#### DINING KITCHEN

Large open space with fitted units, integrated appliances and access to the rear garden. In need of improvement.

#### GROUND FLOOR WC

Handy ground floor cloakroom.

### FIRST FLOOR / LANDING

#### BEDROOM ONE

Double room with window.

#### BEDROOM TWO

Rear-facing double room.

#### BEDROOM THREE

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

### BATHROOM

Fully tiled with bath, shower over, sink with storage, and WC.

### LOCATION

Situated on The Green in Nelson, the property is within close proximity to local amenities, schools, and transport links. Nelson town centre and the M65 motorway network are easily accessible, providing convenient routes to Burnley, Colne, and further afield. Public transport options are also nearby, including bus routes and Nelson railway station.

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## OUTSIDE

To the rear is a private, enclosed garden featuring paved patio levels and mature shrubbery. Ideal for landscaping and outdoor seating once improved.









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75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

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

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

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