



A well presented THREE bedroomed dwelling located on the outskirts of the popular town of Nelson, within walking distance to Nelson town centre and the bustling village of Barrowford. Having local amenities, transport links, primary and secondary schools situated close by. The M65 motorway is a short drive away offering easy access to neighbouring towns and cities. This family sized semi-detached home benefits from underfloor heating throughout the ground floor level. Affording many noteworthy features and briefly comprising of: an entrance hallway with a staircase leading to the first floor / landing, large living room, open plan dining room with access out to the rear and a fitted kitchen. To the first floor you will find THREE double bedrooms and a three piece shower room. Externally to the front elevation is a tarmac driveway offering off road parking for 2/3 cars. To the rear elevation is a large south facing enclosed garden. A fantastic space to enjoy during the Spring / Summer months. Council Tax Band 'A'. Freehold. Early viewing is advised.

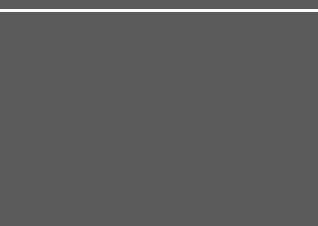
COUNCIL TAX
Band: A

**Hilton &
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Marsden Hall Road
Nelson

£165,000



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BEDROOM THREE

8'2" x 9'3"
Yet again a room of double proportions with a fitted wardrobe, 1x radiator and a large uPVC double glazed window to the front elevation.

SHOWER ROOM

A 3-piece shower suite comprising of: a walk-in shower cubicle with a rainfall shower head, pedestal sink with chrome waterfall mixer tap, push button w.c, wood effect flooring, tiled walls and a uPVC double glazed frosted glass window to the side elevation.

EXTERNALLY

Externally to the front elevation is a tarmac driveway offering off road parking for 2/3 cars. To the rear elevation is a large south facing enclosed garden offering a decked seating area, a mature lawn and ample space for a storage shed / garden furniture. A fantastic space to enjoy during the Spring / Summer months.

PUBLISHING

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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.

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GROUND FLOOR
With a uPVC double glazed front door leading into:

ENTRANCE HALL
Having tiled flooring, coving and a staircase with LED lighting leading to the first floor / landing.

LIVING ROOM
15'6" x 13'9"
A family sized room having tiled flooring (under floor heating) recessed spot lights, LED coving lighting, split faced tile feature wall, television point and a large uPVC double glazed window to the front elevation.

DINING ROOM
8'6" x 8'4"
Having open plan access to the kitchen, perfect for hosting. Having a fitted breakfast bar, tiled flooring (underfloor heating), under stairs storage cupboard, a uPVC double glazed window to the side elevation, a uPVC double glazed window to the rear elevation and a uPVC double glazed door leading out to the rear garden.

KITCHEN
Offering fitted soft close wall and base units in black, contrasting work surfaces over, tiled flooring (underfloor heating), tiled splash backs, a large inset sink with a chrome mixer tap, access to the combination boiler, space for an American style fridge / freezer, integrated microwave, integrated grill, integrated oven, 5-ring gas hob, air extraction hood over, recessed spot lights and a large uPVC double glazed window to the rear elevation, overlooking the garden.

FIRST FLOOR / LANDING
Having a uPVC double glazed frosted glass window to the side elevation, 1x radiator, inbuilt storage cupboard and access to the loft hatch via a retractable ladder.

BEDROOM ONE
9'0" x 14'0"
A room of double proportions with wood effect flooring, 1x radiator, television point, fitted wardrobes and a large uPVC double glazed window to the front elevation.

BEDROOM TWO
12'2" x 8'6"
Another room of double proportions with wood effect flooring, fitted mirrored wardrobes, 1x radiator and a uPVC double glazed window to the rear elevation.

