



Hilton &
Horsfall

BB9 8SA

Kingsley Street, Nelson

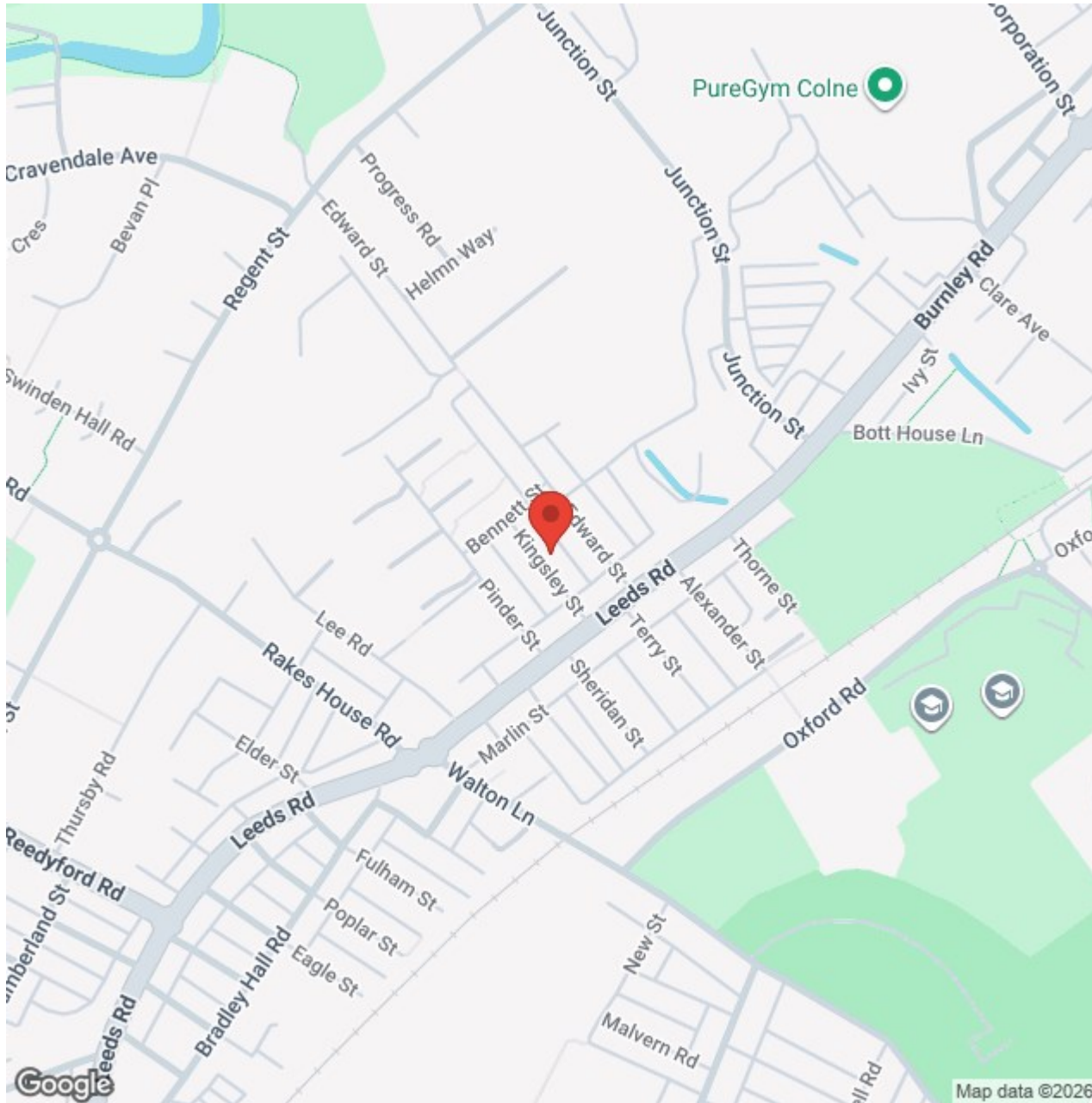
Offers In The Region Of £94,950

- Mid-terrace property
- Two bedrooms
- Spacious living room with bay window
- Modern fitted kitchen
- Three-piece bathroom suite
- No onward chain / vacant possession

A well-presented two-bedroom mid-terrace property located in a popular residential area of Nelson, offered to the market with no onward chain. The property is ready to move straight into and would make an ideal purchase for first-time buyers, downsizers, or investors alike. To the ground floor, there is a spacious and light-filled living room to the front, along with a modern fitted kitchen to the rear providing access out to the enclosed yard. To the first floor, the property offers two well-proportioned bedrooms and a contemporary three-piece bathroom suite. Externally, there is a low-maintenance enclosed yard to the rear.

Conveniently situated close to local amenities, schools, and transport links, this is a fantastic opportunity not to be missed.







Lancashire

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GROUND FLOOR

LIVING ROOM 13'5" x 14'3" (4.09m x 4.35m)

A spacious and light-filled reception room positioned to the front of the property, featuring a bay window that allows for plenty of natural light. The room is neutrally decorated throughout and benefits from a feature fireplace with a wooden surround, creating a focal point within the space. Finished with wood-effect flooring, the room offers ample space for both living and dining furniture, making it a versatile area ideal for modern day living.

KITCHEN 10'10" x 10'4" (3.32m x 3.16m)

A modern and well-presented fitted kitchen comprising a range of matching wall and base units with contrasting work surfaces and tiled splashbacks. The space benefits from an integrated oven with electric hob and extractor hood over, along with space and plumbing for additional appliances including a washing machine and dishwasher. A stainless steel sink sits beneath a rear window, allowing in natural light, while a UPVC door provides direct access out to the rear yard. Finished with wood-effect flooring, the room offers a clean and functional space ready for immediate use.

FIRST FLOOR / LANDING

A bright and neutrally decorated landing area providing access to two bedrooms and the house bathroom. The space benefits from a clean, modern finish and fitted carpet, with a staircase leading down to the ground floor.

BEDROOM ONE 13'5" x 12'4" (4.09m x 3.76m)

A generous double bedroom positioned to the front of the property, benefiting from a large window that allows for plenty of natural light. The room is neutrally decorated and offers ample space for freestanding furniture. Finished with fitted carpet and a central ceiling light, this is a well-proportioned and comfortable main bedroom.

BEDROOM TWO 7'5" x 12'4" (2.27m x 3.76m)

A well-proportioned second bedroom located to the rear of the property, offering a quiet and private aspect. The room is neutrally decorated and benefits from a window allowing for natural light, along with space for bedroom furnishings. Finished with fitted carpet, this room would make an ideal guest bedroom, home office, or dressing room.

BATHROOM 5'6" x 4'10" (1.70m x 1.49m)

A modern three-piece bathroom suite comprising a panelled bath with shower over, low-level WC, and pedestal wash basin. The room is fully tiled in contemporary tones and benefits from a frosted window to the rear elevation, allowing for natural light and ventilation. Finished with tiled flooring, this is a clean and functional space.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/kingsley-st-nelson>

LOCATION

Situated in a popular residential area of Nelson, this property is conveniently positioned close to a range of local amenities including shops, supermarkets, and schools. Nelson town centre is within easy reach, offering further facilities and transport links. The property also benefits from good access to bus routes and nearby road networks, making it ideal for commuters travelling to surrounding towns such as Burnley and Colne.

PUBLISHING

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OUTSIDE

To the front of the property is a forecourt providing a buffer from the pavement and enhancing the property's kerb appeal. To the rear, there is a low-maintenance enclosed yard with paved seating area and a raised planted border, ideal for outdoor use. The space is enclosed by boundary walls and a timber gate, offering a good degree of privacy.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

643 ft²

59.8 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.



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