







Hilton &  
Horsfall



## Adam Cottage, Coldweather Avenue, Nelson

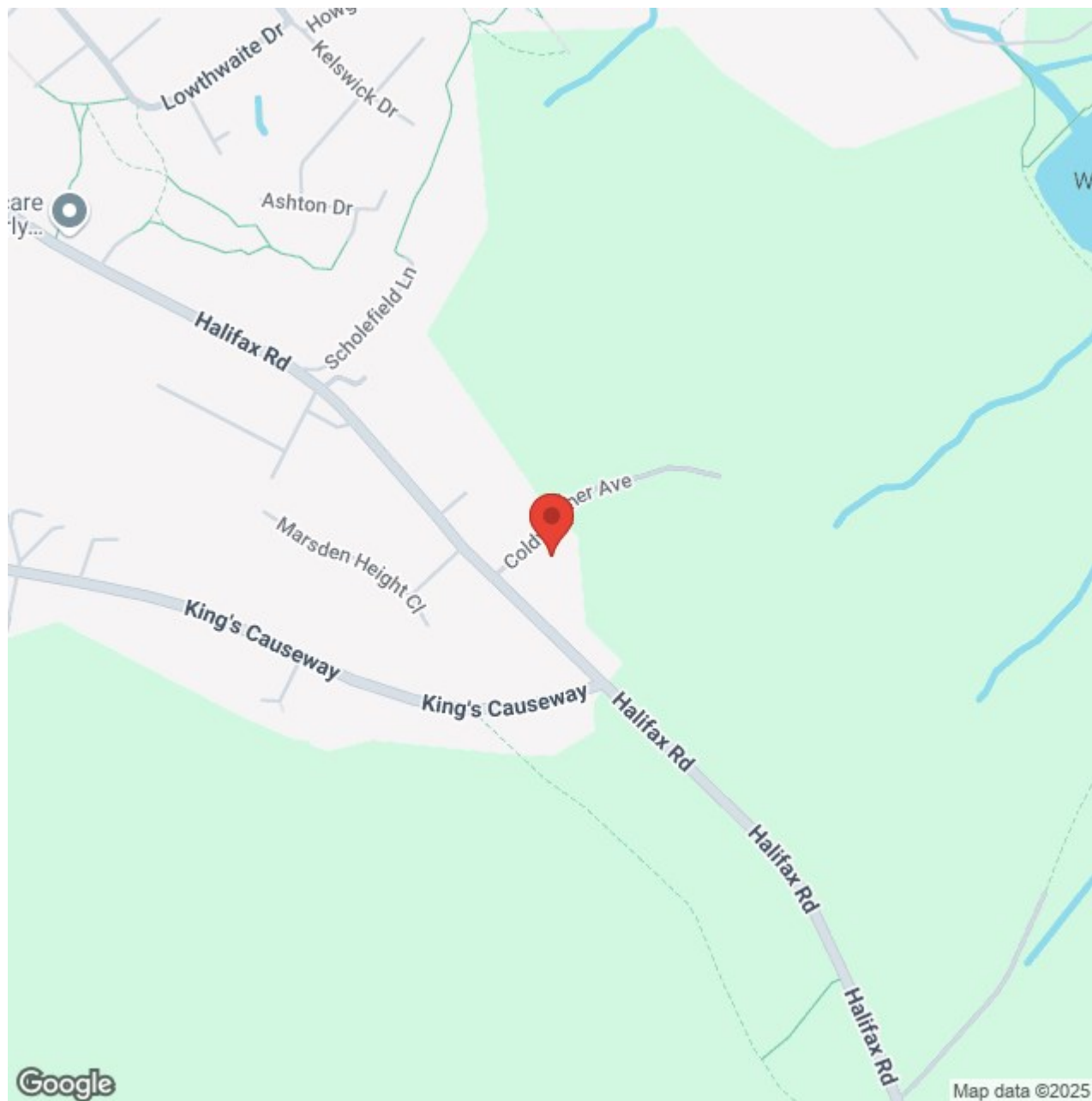
### Offers In The Region Of £209,950

- Detached Cottage • Garden & Garage • Idyllic Location • Two Bedrooms • Open Countryside Views

A rare opportunity to purchase this charming two-bedroom detached cottage, tucked away in a quiet and sought-after location, yet conveniently close to local amenities and transport links. The ground floor features a welcoming entrance hallway, leading into a spacious open-plan living and dining area—perfect for modern living and entertaining. To the rear is a stylish and contemporary fitted kitchen with ample storage and worktop space. Upstairs, the property offers two well-proportioned bedrooms, alongside a modern family bathroom finished to a high standard. Externally, the home boasts a well-kept flagged forecourt to the front and a good-sized garden laid to lawn and decking, providing a lovely space for outdoor relaxation and entertaining. The property also benefits from a single garage, offering additional storage or secure parking. Ideal for first-time buyers, downsizers, or anyone looking for a characterful home in a peaceful setting. Early viewing is highly recommended.













## Lancashire

A rare opportunity to purchase this charming two-bedroom detached cottage, tucked away in a quiet and sought-after location, yet conveniently close to local amenities and transport links. The ground floor features a welcoming entrance hallway, leading into a spacious open-plan living and dining area—perfect for modern living and entertaining. To the rear is a stylish and contemporary fitted kitchen with ample storage and worktop space. Upstairs, the property offers two well-proportioned bedrooms, alongside a modern family bathroom finished to a high standard. Externally, the home boasts a well-kept flagged forecourt to the front and a good-sized garden laid to lawn and decking, providing a lovely space for outdoor relaxation and entertaining. The property also benefits from a single garage, offering additional storage or secure parking. Ideal for first-time buyers, downsizers, or anyone looking for a characterful home in a peaceful setting. Early viewing is highly recommended.

### GROUND FLOOR

#### ENTRANCE

With a composite door leading to:

#### HALLWAY

A welcoming entrance hallway with wood effect flooring, 1x radiator, built in storage cupboard and a uPVC double glazed window to the side elevation.

#### LIVING / DINING ROOM 16'9" x 20'9" (5.12 x 6.35)

A good sized room with a multi fuel stove, under stairs storage, space for a large dining table and home furniture, 2x radiators, wainscot paneling, 2x uPVC double glazed windows to the side elevations and a uPVC double glazed bay window to the front elevation.

#### KITCHEN 11'10" x 9'7" (3.61 x 2.93)

A modern fitted kitchen with a range of wall and base units with an integrated fridge and freezer, electric oven and four ring electric hob. The kitchen also boasts plumbing for a dishwasher, extractor fan, wood effect flooring, uPVC double glazed window to the side elevation and a uPVC double glazed door leading outside.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 8'1" x 14'0" (2.47 x 4.29)

A well proportioned double bedroom with fitted wardrobes, 1x radiator and a uPVC double glazed window to the front elevation.

#### BEDROOM TWO 8'3" x 8'9" (2.53 x 2.67)

Another bedroom of double proportion with fitted storage, 1x radiator and a uPVC double glazed window to the front elevation.

#### BATHROOM 8'5" x 6'1" (2.57 x 1.87)

A modern three piece suite with a panelled bath and shower over, vanity sink with chrome mixer tap, push button w.c, heated towel rail in chrome, fully tiled walls, ceramic tiled wood effect flooring, fitted storage, plumbing for a washing machine and 2x frosted uPVC double glazed windows to the rear and side elevation.

#### GARAGE 17'11" x 7'8" (5.48 x 2.34)

A single garage with a manual up and over door, power and lighting.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/Adam-Cottage/>

### 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](http://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.

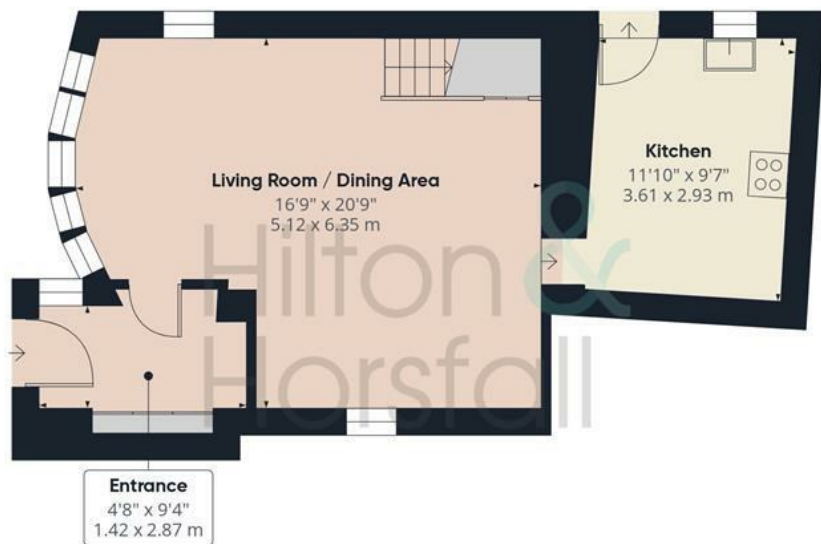




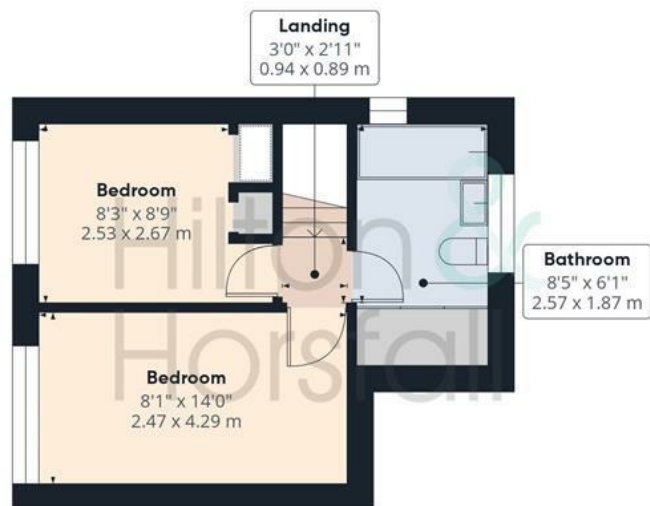


## OUTSIDE

Externally, the home boasts a well-kept flagged forecourt to the front and a good-sized garden laid to lawn and decking, providing a lovely space for outdoor relaxation and entertaining.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Hilton &  
Horsfall

Approximate total area<sup>(1)</sup>

878 ft<sup>2</sup>

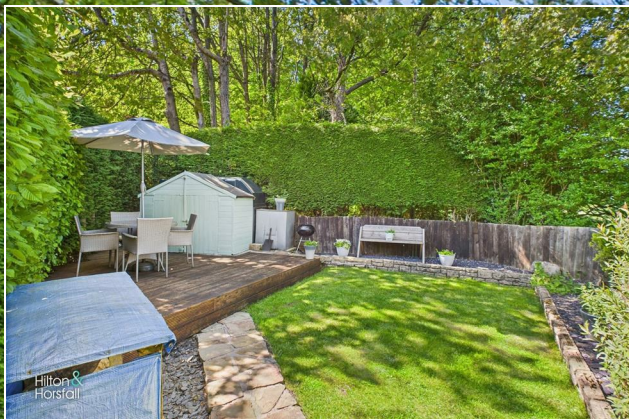
81.6 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.









Hilton &  
Horsfall

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)