



Hilton & Horsfall

BB9 9HS

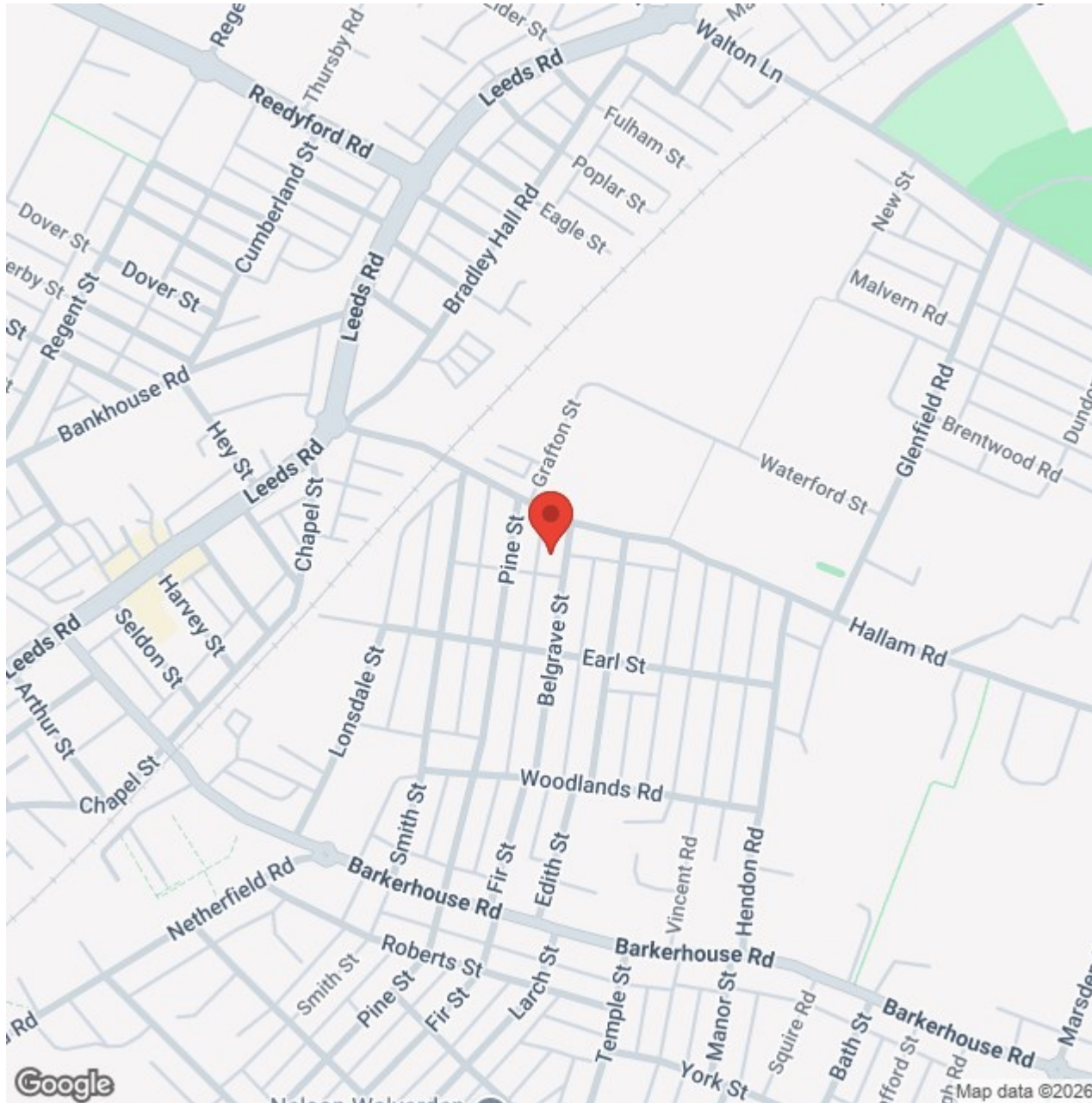
Belgrave Street, Nelson

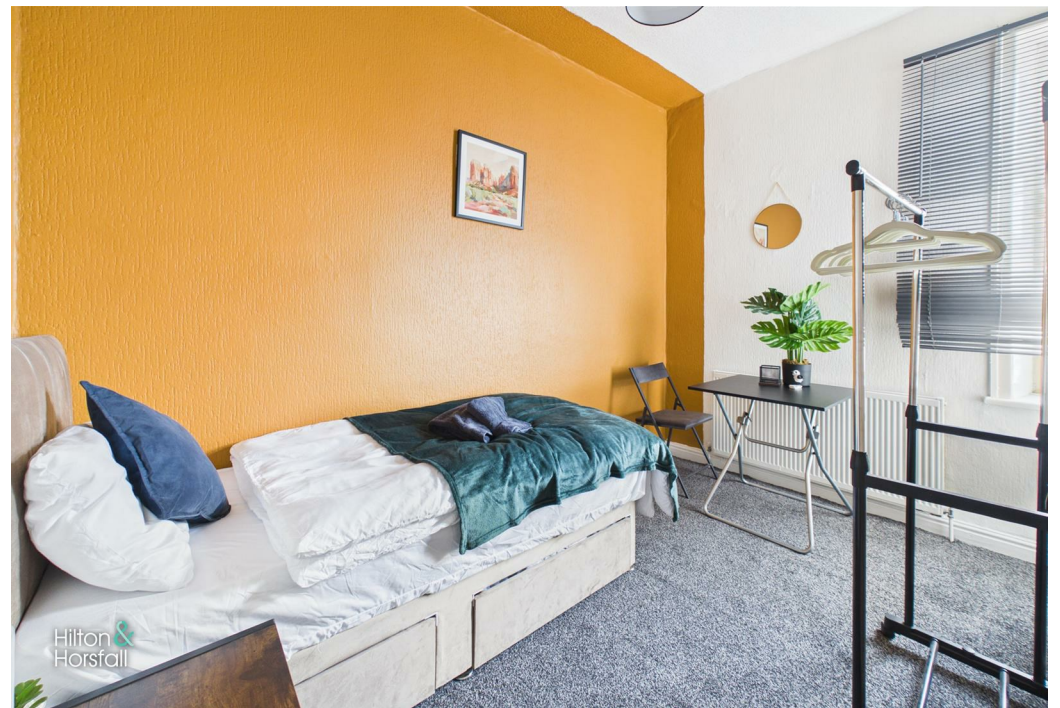
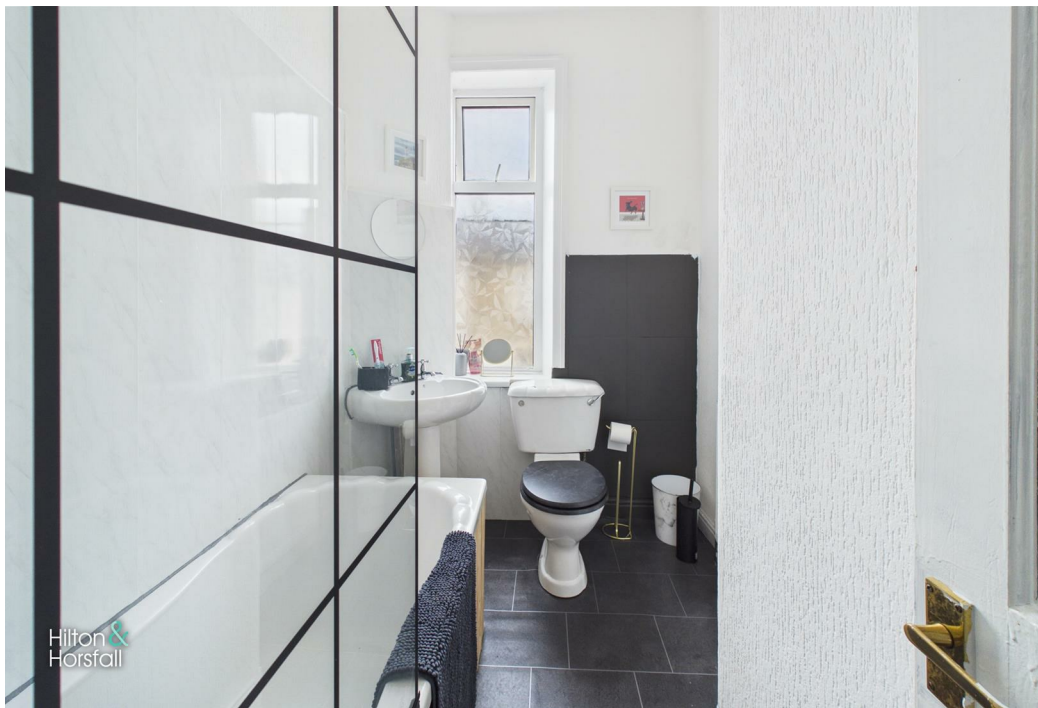
Offers In The Region Of £105,000

- Two bedroom mid terrace
- Available with no onward chain
- Ideal first time buy or investment
- Living room and dining kitchen
- First floor bathroom
- Enclosed rear yard

A two bedroom mid terrace property located on Belgrave Street in Nelson, offered to the market with the added benefit of no onward chain. The property provides a practical layout arranged over two floors and would be well suited to first time buyers, landlords or investors looking for a straightforward terraced home. The accommodation comprises an entrance vestibule, living room and dining kitchen to the ground floor. To the first floor are two bedrooms and a bathroom. Externally, there is a small forecourt to the front and an enclosed yard to the rear. The property is positioned within reach of Nelson town centre, local amenities and transport links.







Lancashire

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GROUND FLOOR

ENTRANCE VESTIBULE

LIVING ROOM 12'11" x 12'9" (3.94m x 3.90m)

A well-proportioned living room positioned to the front of the property, accessed via the entrance vestibule and offering a comfortable main reception space. The room features a front-facing window, light grey wood-effect flooring, central heating radiator and a decorative chimney breast feature wall, creating a practical and usable living area.

DINING KITCHEN 12'9" x 11'1" (3.89m x 3.38m)

A good-sized dining kitchen positioned to the rear of the property, providing a practical space for both cooking and dining. The kitchen is fitted with a range of dark base and wall units, work surfaces, tiled splashbacks, sink unit, oven with hob and extractor over, along with plumbing for a washing machine and space for further appliances. There is a rear-facing window, tiled flooring and space for a dining table, with access out to the rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 12'8" x 12'9" (3.87m x 3.90m)

A generous double bedroom positioned to the front of the property, offering good proportions and plenty of space for bedroom furniture. The room includes a front-facing window, fitted carpet and a central heating radiator, with a bold feature wall adding character to the space.

BEDROOM TWO 6'8" x 11'2" (2.04m x 3.41m)

A second bedroom positioned to the rear of the property, suitable as a single bedroom, guest room or home office. The room includes a rear-facing window, central heating radiator and fitted carpet, with space for bedroom furniture.

BATHROOM 4'5"x 8'0" (1.37mx 2.44m)

A first floor bathroom positioned to the rear of the property, fitted with a three-piece suite comprising a panelled bath with screen, pedestal wash hand basin and low level WC. The room also includes tiled flooring, part tiled walls and a rear-facing frosted window.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/belgrave-street-nelson>

LOCATION

Belgrave Street is situated within an established residential area of Nelson, with access to a range of local amenities, schools and transport links. Nelson town centre is within reasonable reach, offering shops, supermarkets, bus routes and railway links, while the M65 motorway network is also easily accessible for commuters travelling towards Burnley, Colne, Blackburn and Preston. The property should appeal to first time buyers or investors looking for a conveniently placed terraced home.

PUBLISHING

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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.



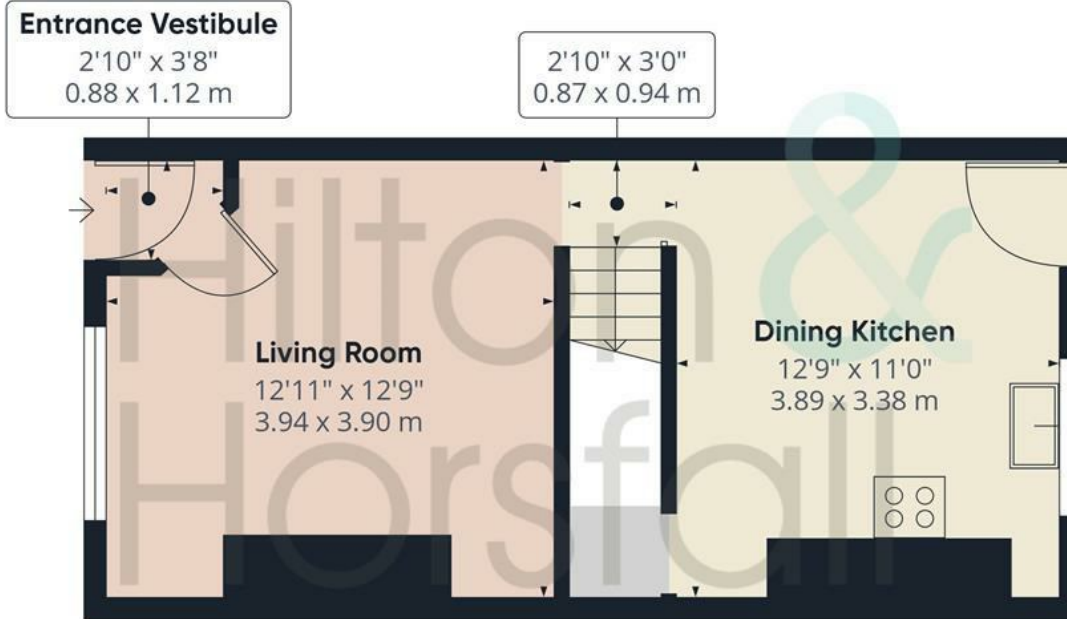
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OUTSIDE

Externally, the property is set back slightly from the pavement behind a small walled forecourt with gated access leading to the front entrance. To the rear, there is an enclosed yard area with gated access, providing a low-maintenance outside space. The property is offered to the market with no onward chain.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

643 ft²

59.7 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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