



Hilton &
Horsfall

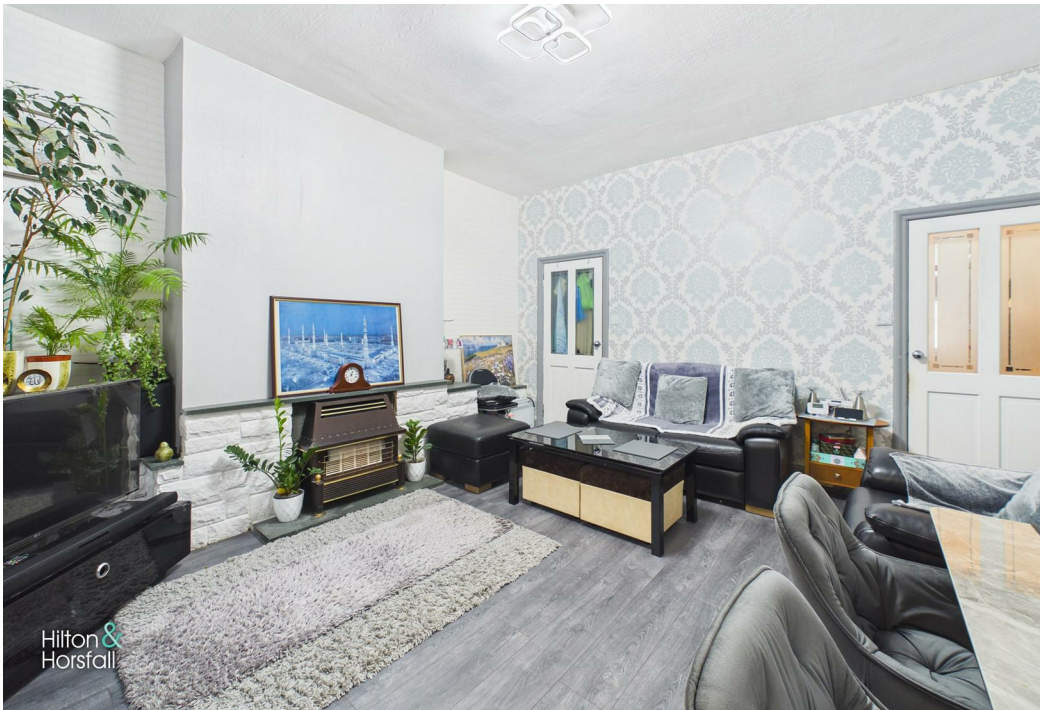
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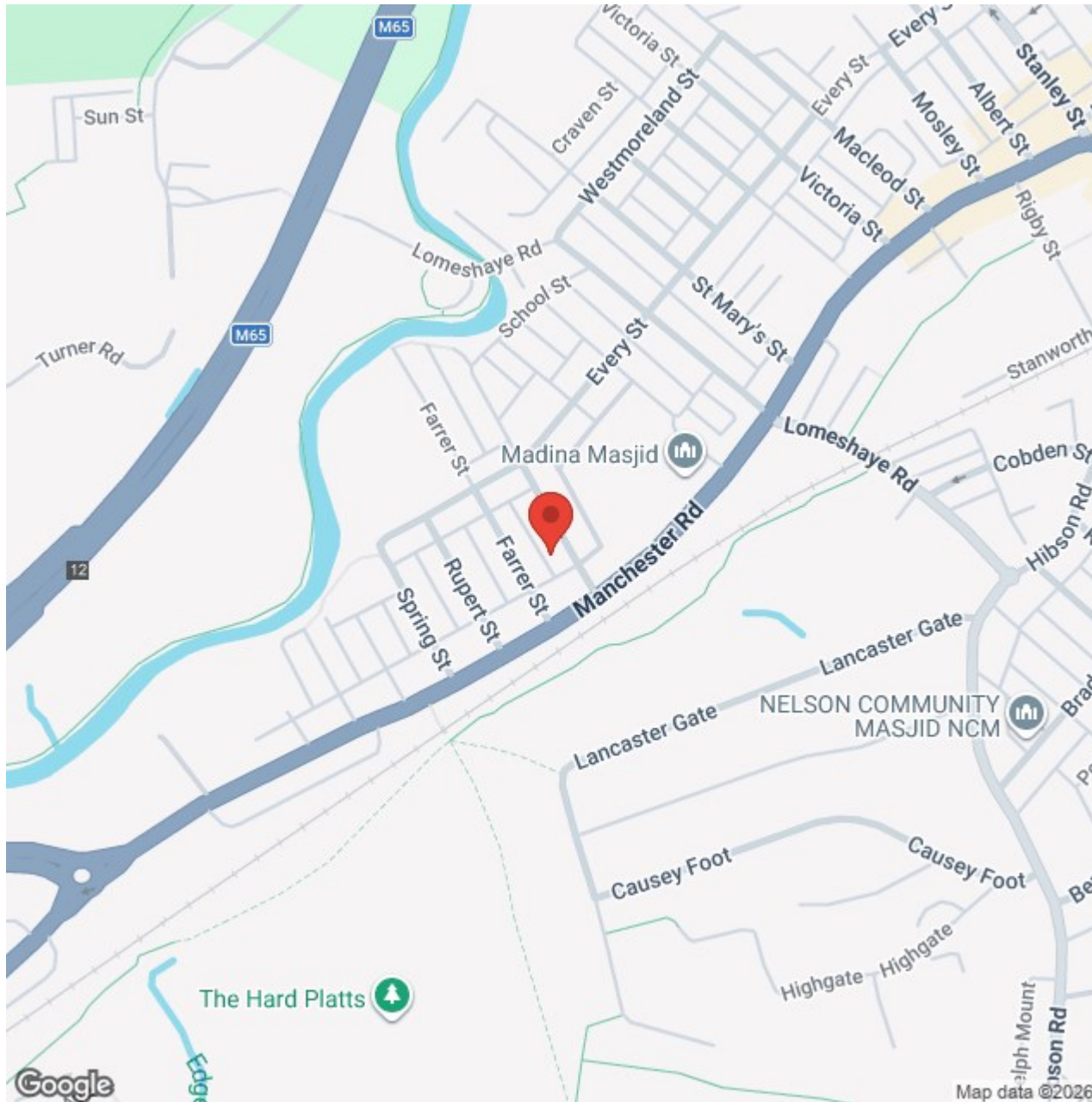
Hargreaves Street, Nelson

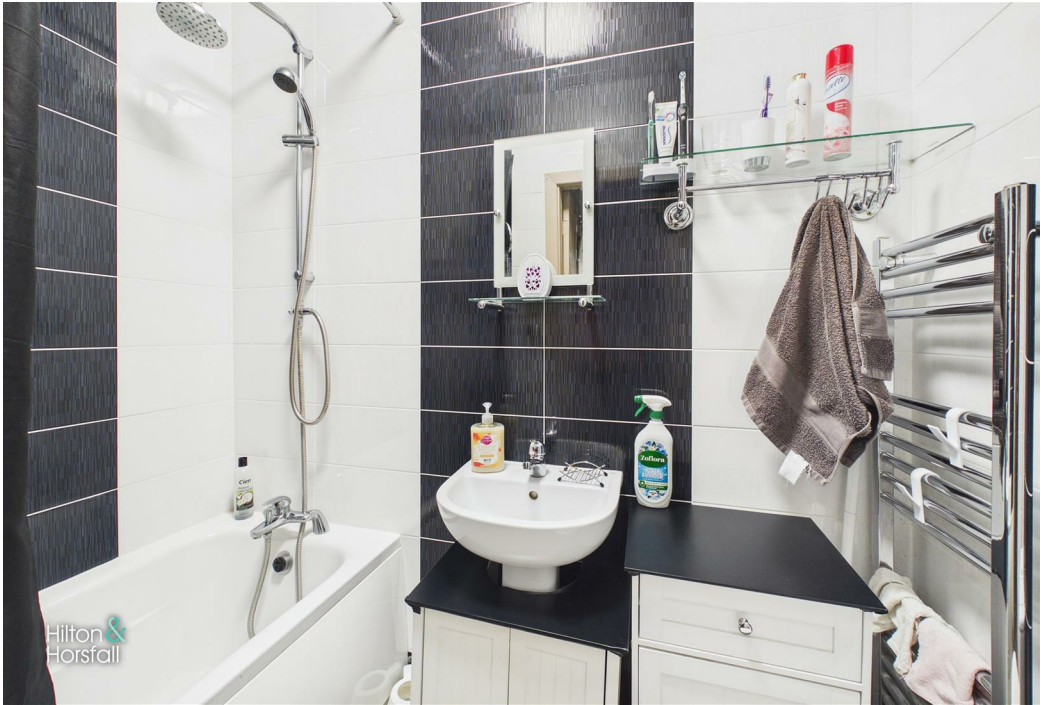
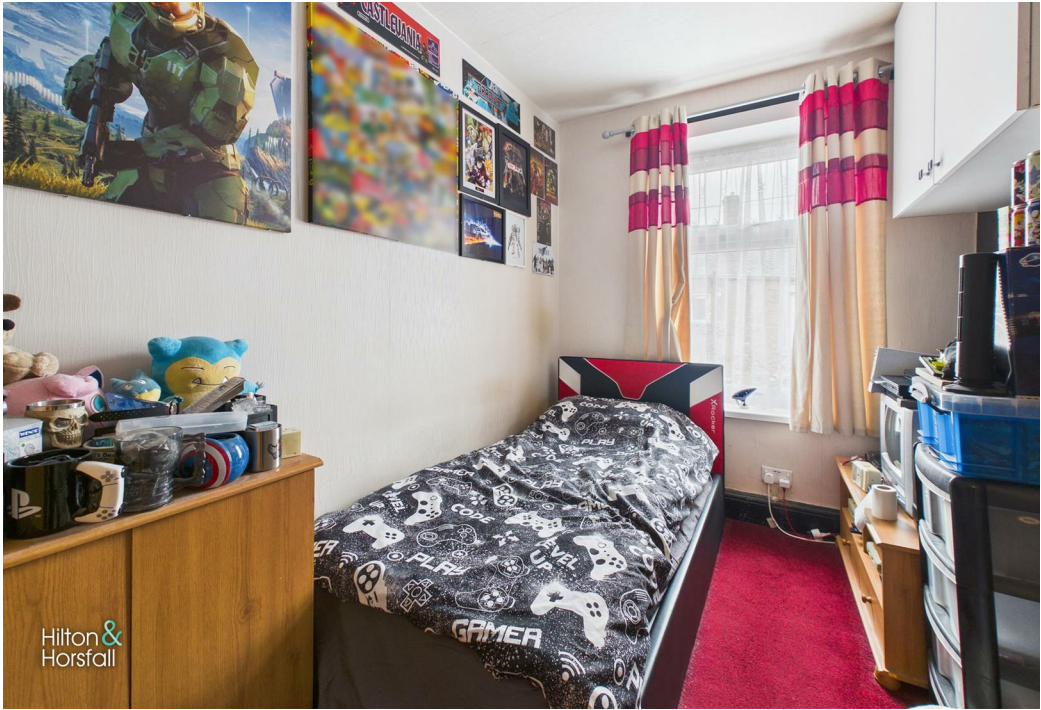
Offers Over £140,000

- Three-bedroom mid-terrace property
- Two reception rooms offering flexible living space
- Modern fitted kitchen with ground floor WC
- Enclosed rear yard
- Modern three-piece bathroom suite
- Convenient location close to local amenities and transport links

This well-presented three-bedroom mid-terrace property is situated in a convenient and popular residential area of Nelson. The accommodation is arranged over two floors and comprises two reception rooms, a modern fitted kitchen with access to a ground floor WC, and an enclosed rear yard, offering a practical layout ideal for everyday living. To the first floor are three bedrooms and a modern three-piece bathroom suite. The property is well suited to first-time buyers, families, or buy-to-let investors seeking a ready-to-move-into home, with good access to local amenities, schools, and transport links.







Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

SITTING ROOM 12'0" x 9'8" (3.66m x 2.96m)

Located to the front of the property, the sitting room is a comfortable and welcoming space featuring a large front-facing window that allows plenty of natural light to flow through. The room offers good proportions for everyday living, with space for sofas and additional furniture, and benefits from a decorative feature wall, fitted storage units, and a wall-mounted TV point. A pleasant room that works well as a cosy lounge or secondary reception.

LIVING ROOM 14'9" x 14'6" (4.50m x 4.42m)

Positioned to the rear of the property, the living room is a generous and versatile reception space, ideal for family living and entertaining. The room offers ample space for a range of seating and dining furniture and features a focal fireplace with surround, creating a cosy yet open feel. Finished with modern flooring and tasteful décor, the room benefits from good natural light and provides comfortable access through to the kitchen, making it a practical and inviting heart of the home.

KITCHEN 10'9" x 6'2" (3.28m x 1.90m)

The kitchen is fitted with a modern range of wall and base units with complementary work surfaces and tiled splashbacks, creating a clean and functional cooking space. Integrated appliances include a gas hob with extractor above and oven, with further space and plumbing for additional appliances. The kitchen benefits from natural light and provides direct access to both the ground floor WC and the enclosed rear yard, making it a practical layout for everyday use.

GROUND FLOOR WC 2'5" x 6'8" (0.75m x 2.04m)

Conveniently located off the kitchen, the ground floor WC is fitted with a low-level WC and wash hand basin. A practical addition to the property, ideal for day-to-day use and when entertaining.

FIRST FLOOR / LANDING

BEDROOM ONE 12'2" x 14'7" (3.71m x 4.45m)

Located to the front of the property, the main bedroom is a well-proportioned double room offering ample space for a double bed along with additional bedroom furniture. The room benefits from a large front-facing window providing good natural light and presents a comfortable and inviting principal bedroom.

BEDROOM TWO 11'8" x 7'3" (3.58m x 2.22m)

Situated to the rear of the property, bedroom two is a comfortable single bedroom which would also work well as a child's room, home office, or occasional guest bedroom. The room benefits from a rear-facing window providing natural light and offers flexibility to suit a variety of needs.

BEDROOM THREE 10'8" x 7'1" (3.26m x 2.17m)

Bedroom three is positioned to the rear of the property and offers a further single bedroom, ideal for use as a child's room, nursery, or home office. The room benefits from a rear-facing window providing natural light and offers flexibility to suit a range of requirements.

BATHROOM 6'9" x 3'9" (2.06m x 1.15m)

The bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over, wash hand basin, and WC. The room is finished with contemporary tiling and benefits from a heated towel rail, creating a clean and practical space for everyday use.

LOCATION

Hargreaves Street is conveniently located within easy reach of Nelson town centre, offering a range of local shops, schools, and everyday amenities close by. The property also benefits from good transport links, with access to bus routes and nearby road connections providing links to surrounding towns and the wider motorway network. An ideal location for commuters, first-time buyers, and families alike.

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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OUTSIDE

To the rear of the property is an enclosed yard, providing a low-maintenance outdoor space suitable for seating, storage, or everyday use.

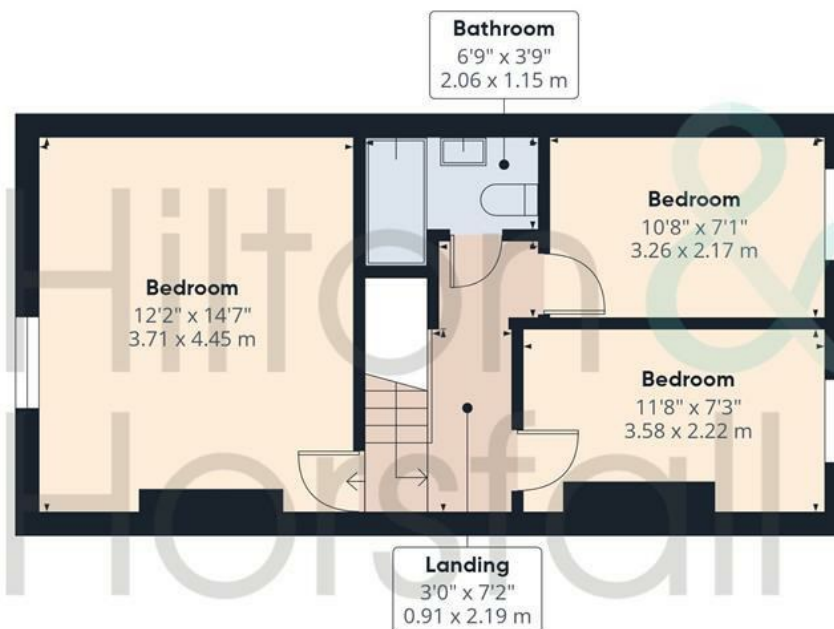


Ground Floor

Approximate total area⁽¹⁾

896 ft²

83.1 m²



Floor 1



(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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