







Hilton &  
Horsfall



BB9 8SA

## Kingsley Street, Nelson

### Offers In The Region Of £89,950

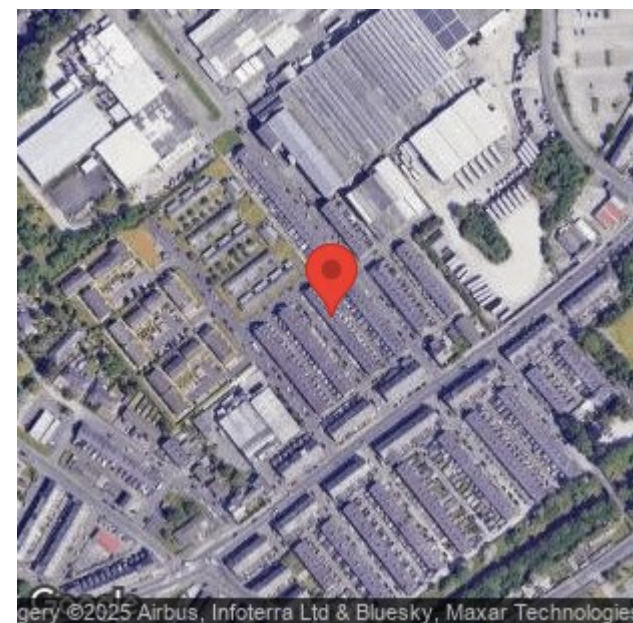
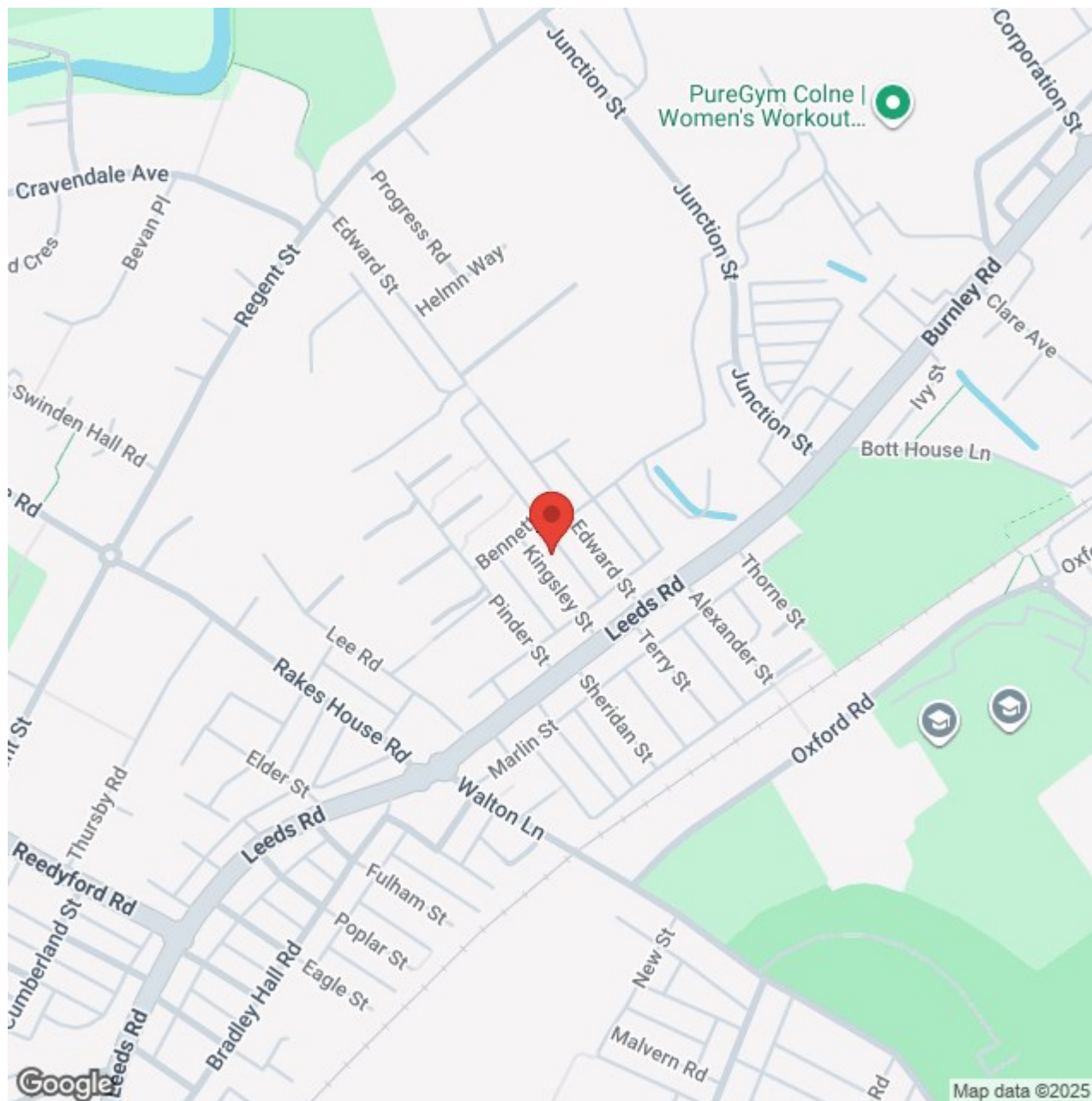
- Two-bedroom mid-terrace property
- Spacious living room with bay window
- Modern dining kitchen
- Contemporary shower room
- Enclosed rear yard
- Available with no onward chain

Located on a popular residential street in Nelson, this well-presented mid-terrace property offers spacious accommodation arranged over two floors and is ideal for first-time buyers, downsizers or investors. The ground floor comprises a generous living room with bay window and a modern dining kitchen, while the first floor boasts two bedrooms and a contemporary shower room. The home is warmed by gas central heating and benefits from double glazing throughout.

Externally, the property enjoys a low-maintenance rear yard and is offered to the market with no onward chain, providing a straightforward purchase opportunity. With excellent access to local amenities, schools and transport links, this is a practical and appealing home in a convenient location.













## Lancashire

Located on a popular residential street in Nelson, this well-presented mid-terrace property offers spacious accommodation arranged over two floors and is ideal for first-time buyers, downsizers or investors. The ground floor comprises a generous living room with bay window and a modern dining kitchen, while the first floor boasts two bedrooms and a contemporary shower room. The home is warmed by gas central heating and benefits from double glazing throughout. Externally, the property enjoys a low-maintenance rear yard and is offered to the market with no onward chain, providing a straightforward purchase opportunity. With excellent access to local amenities, schools and transport links, this is a practical and appealing home in a convenient location.

### GROUND FLOOR

#### ENTRANCE VESTIBULE

#### LIVING ROOM 16'7" x 13'4" (5.07m x 4.08m)

A spacious and welcoming reception room featuring a large bay window to the front which allows plenty of natural light to fill the space. This well-proportioned room offers a comfortable setting for everyday living, complemented by a central feature fireplace with surround. The room also benefits from neutral décor, ceiling coving, and access through to the dining kitchen via a glazed internal door.

#### KITCHEN 12'2" x 10'0" (3.73m x 3.06m)

A generous dining kitchen fitted with a range of modern wall and base units, complete with complementary work surfaces and tiled splashbacks. The room offers ample space for dining and is equipped with an integrated oven, gas hob with extractor over, and plumbing for appliances. A large window provides good natural light, while a door leads out to the rear yard. Finished with neutral décor and tiled flooring, this is a practical and well-proportioned space ideal for everyday family use.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 12'2" x 11'7" (3.71m x 3.55m)

A generous double bedroom located to the front of the property, complete with a large window that allows natural light to flow through the room. This well-presented space features an extensive range of fitted wardrobes, offering excellent storage, along with wood-effect flooring and neutral décor. A comfortable and spacious principal bedroom.

#### BEDROOM TWO 12'4" x 7'5" (3.78m x 2.28m)

Located to the rear of the property, this single bedroom offers a versatile space suitable for use as a bedroom, nursery, home office, or hobby room. The room benefits from a window overlooking the rear aspect, neutral décor, and fitted carpet. A practical and flexible second bedroom.

#### SHOWER ROOM 5'0" x 5'8" (1.54m x 1.74m)

A modern shower room comprising a walk-in shower area with tiled walls, pedestal wash basin and low-level WC. The room features a rear-facing window allowing natural light in while maintaining privacy, along with practical grab rails and tiled flooring. A clean and functional space.

#### LOCATION

Situated on a popular residential street in Nelson, this property offers convenient access to a range of local amenities including shops, supermarkets, primary and secondary schools, and leisure facilities. Excellent transport links are close by, with easy connections to Burnley, Colne and the wider Pendle area via road and nearby bus routes. The M65 motorway network is also within short driving distance, providing direct links towards Preston, Blackburn and Manchester. Kingsley Street is well placed for those looking for a practical and accessible location, with parks and recreational areas nearby, making it ideal for commuters, first-time buyers or small families.

#### 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.





Hilton &  
Horsfall

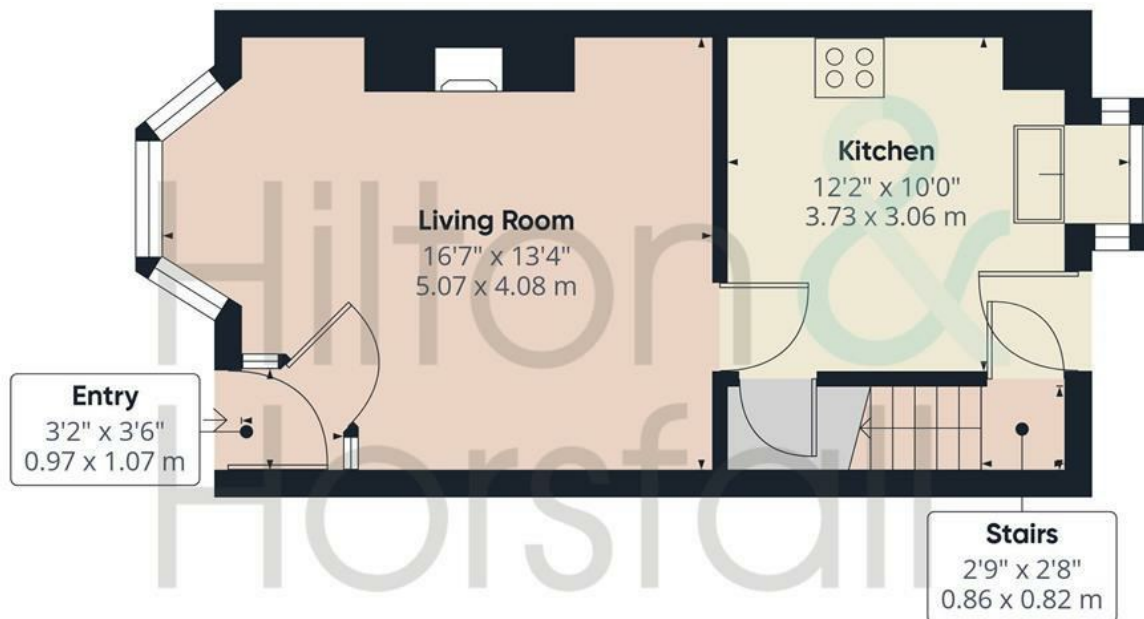


BB9 8SA

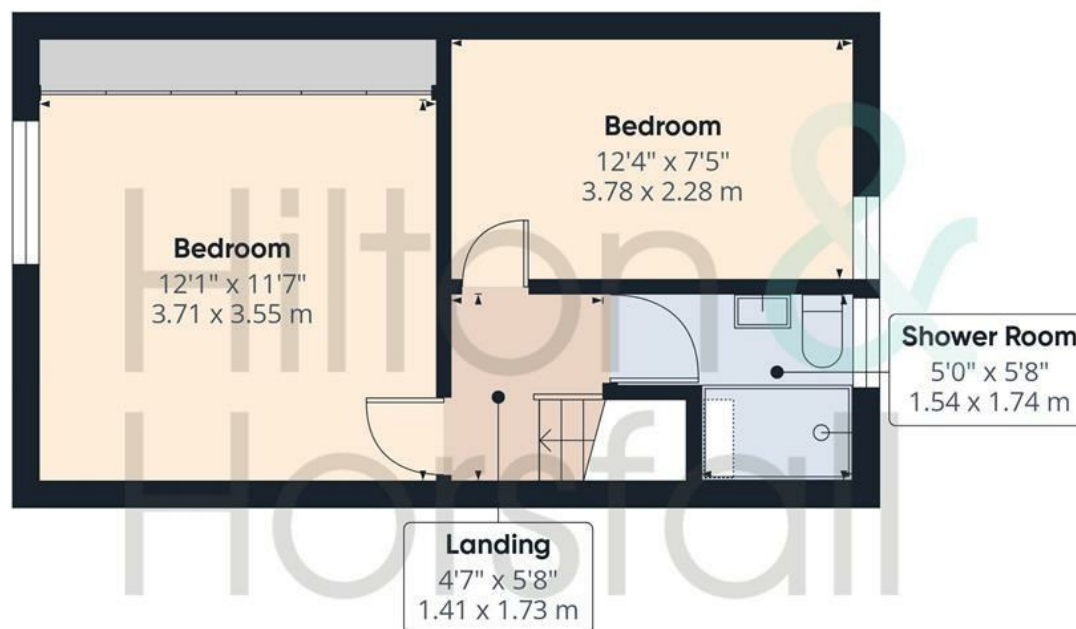
## OUTSIDE

To the front of the property is a small, low-maintenance garden area set behind a boundary wall. To the rear, there is an enclosed yard offering a practical outdoor space with gated access. The yard provides room for seating, storage or planting, making it a useful extension of the home.





Ground Floor



Floor 1

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

644 ft<sup>2</sup>

59.9 m<sup>2</sup>

(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.







Hilton &  
Horsfall





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)