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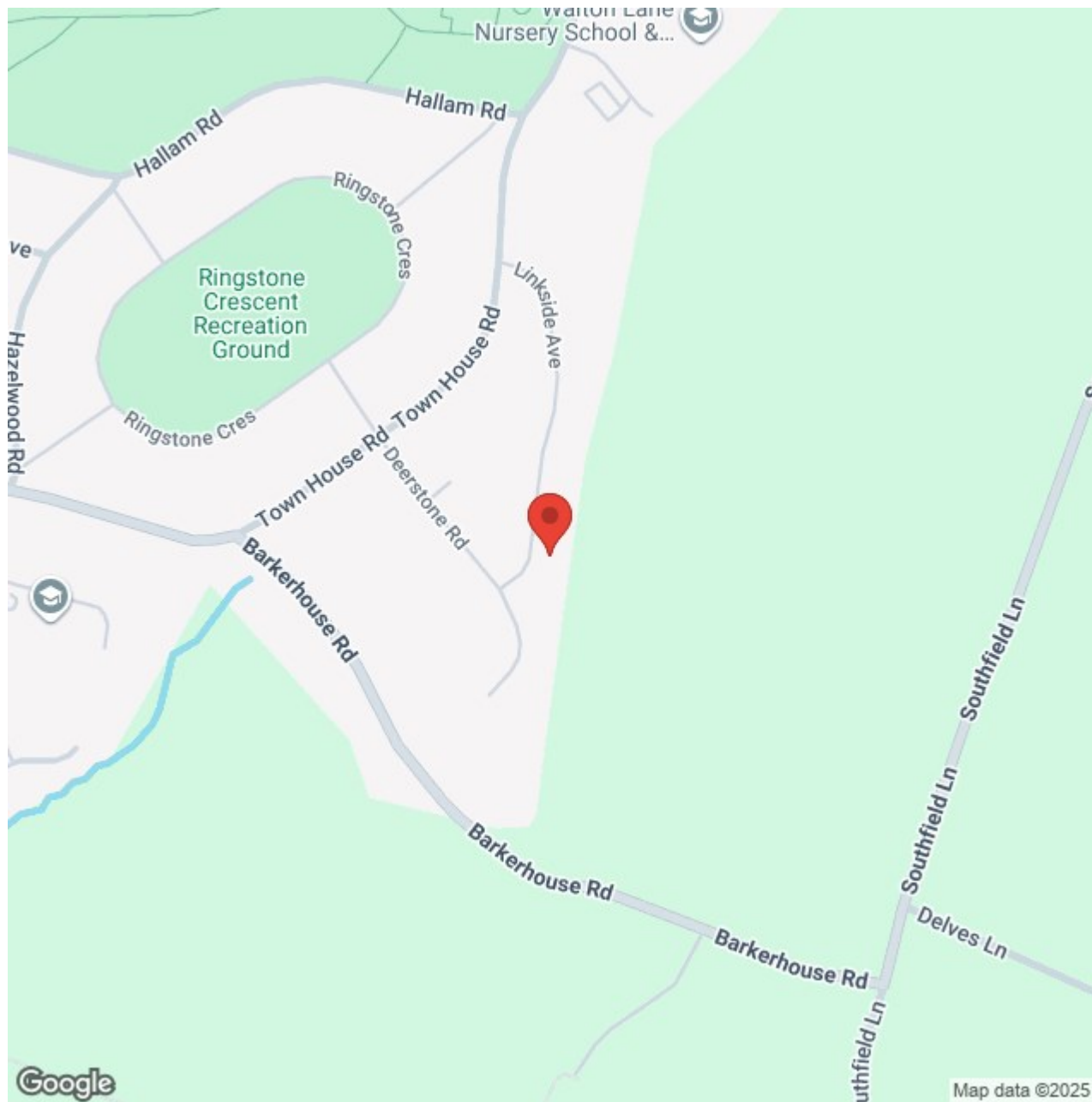
Linkside Avenue, Nelson

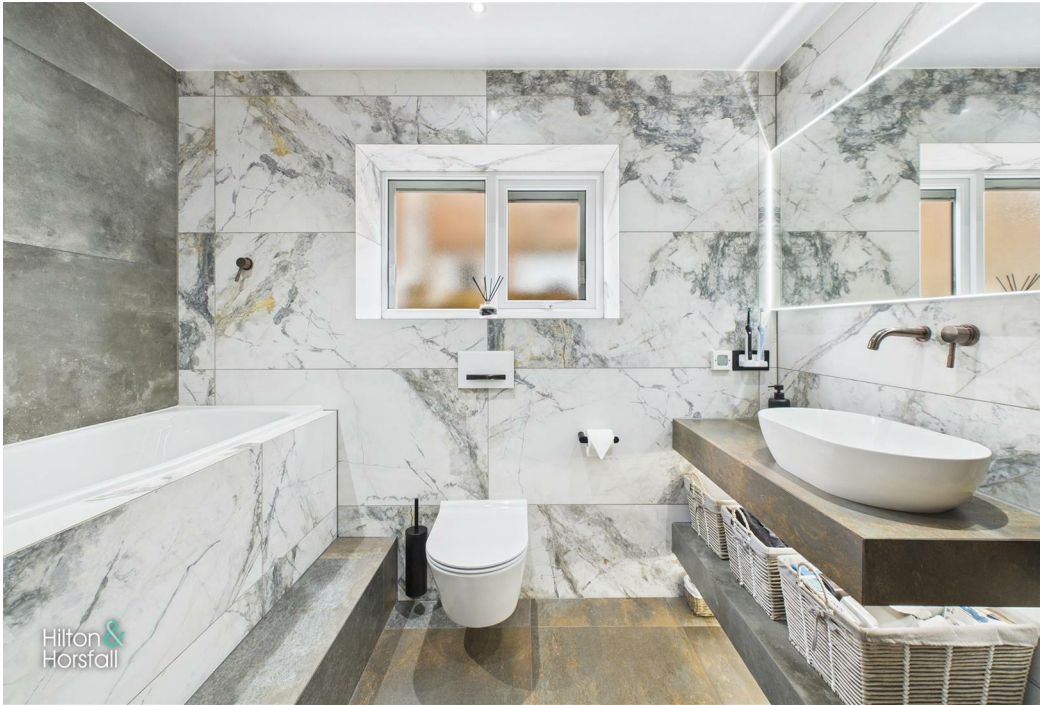
Offers In The Region Of £249,950

- Detached • Bungalow • Modern • Garage • Off-road parking • Two bedrooms

A beautifully presented two-bedroom detached bungalow situated in a popular and convenient location in Nelson. This modern home offers a spacious family-sized living room, a contemporary dining kitchen, and a separate utility room with built-in storage, along with a convenient W.C. There are two generous double bedrooms and a stylish four-piece bathroom suite, providing both a bath and a walk-in shower. The property also benefits from an integral garage, ideal for secure parking or additional storage. Externally, the bungalow features a block-paved driveway to the front, providing off-road parking. To the rear, you'll find a well-maintained garden with a patio seating area, a raised decked area, and a small lawn—perfect for relaxing or entertaining. This is a fantastic opportunity to purchase a modern, low-maintenance home in a desirable area. Early viewing is highly recommended.







Lancashire

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ENTRANCE

With a composite door and heated towel rail.

HALLWAY

With tiled wood effect flooring and LED spotlights

UTILITY ROOM 5'0" x 12'8" (1.53 x 3.87)

A useful utility room with plumbing for a washing machine and dryer, stainless steel sink with chrome mixer tap, large built in storage, loft hatch with retractable ladder, solid engineered wooden floor and LED spotlights.

W.C 4'1" x 3'2" (1.25 x 0.97)

A two piece suite with a push button w.c, sink with chrome mixer tap, solid engineered wooden floor and LED spotlights.

LIVING ROOM 17'1" x 13'4" (5.23 x 4.07)

A family sized room with a built in media wall, built in

speakers, television point, 1x radiator and a large uPVC, acoustic, double glazed window to the front elevation.

DINING KITCHEN 14'10" x 16'0" (4.54 x 4.89)

A modern dining kitchen with a range of wall and base units, having integrated appliances such as a double oven, microwave, wine cooler, dishwasher, four ring induction hob, extractor hood (all appliances are NEFF). The kitchen also boasts tiled flooring, space for a large dining table with pendent lights over, 3x skylights, 1x radiator, inset sink with mixer tap and boiling tap, uPVC double glazed window to the rear elevation and a uPVC double glazed door leading to the rear garden.

BEDROOM ONE 11'8" x 10'2" (3.56 x 3.10)

A bedroom of double proportion with fitted wardrobes, 1x radiator and a uPVC, acoustic, double glazed window to the rear elevation.

BEDROOM TWO 11'8" x 9'1" (3.57 x 2.79)

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

BATHROOM 5'6" x 6'11" (1.68 x 2.12)

A modern four piece suite with under floor heating, wet room shower with a ceiling mounted shower head and hand held shower head, tiled bath, push button w.c, vanity sink with brushed brass mixer tap, heated towel rail, LED mirror, LED spotlights, fully tiled walls, tiled flooring, extractor fan and a frosted uPVC, double glazed window to the side elevation, along with a stylish touch of integral blinds.

GARAGE 15'10" x 16'11" (4.84 x 5.18)

Accessed from the utility room is an integral garage with an electric door, power and lighting.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/linkside-ave-nelson>

PUBLISHING

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OUTSIDE

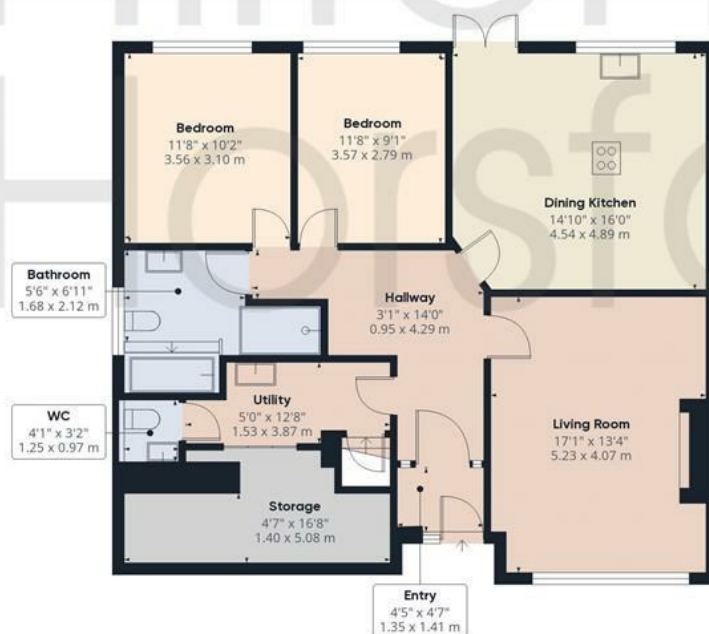
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Floor -1



Ground Floor

Approximate total area⁽¹⁾

1304.05 ft²

121.15 m²

Reduced headroom

94.02 ft²

8.74 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.





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