



# Falcon & Foxglove

**8 Town House Road, Nelson BB9 9LW**



An extremely well presented three bedroom semi-detached property located close to open countryside. Briefly comprising of three bedrooms, spacious lounge, dining kitchen, utility, downstairs w.c. and first floor family bathroom. The property also benefits from double glazing, gas central heating, private drive, front & rear gardens.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- **Three Bedrooms**
- **Spacious Lounge**
- **Fitted Kitchen**
- **Utility**
- **Downstairs W.C.**
- **Private Drive**
- **Front & Rear Garden**
- **Freehold**
- **Council Tax Band B**
- **EPC Rating C**

**£159,950**



**Falcon & Foxglove Estate Agents Limited,  
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**Entrance Hall**  
1.97m x 1.27m (6ft 5" x 4ft 1")

**Lounge**  
4.36m x 3.94m (14ft 3" x 12ft 11")

Double glazed French doors leading to the rear garden

Feature fireplace with gas burning stove

Carpeted flooring

Central heating radiator



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### **Kitchen**

**3.78m x 2.45m (12ft 4" x 8ft 0")**

Double glazed window to the front of the property

Fitted wall and base units

Laminate work surfaces

Stainless steel sink unit

Gas cooker

Under stairs storage cupboard

Vinyl flooring

Plumbing for automatic washing machine



### **Utility**

**1.89m x 0.80m (6ft 2" x 2ft 7")**

### **Downstairs W.C.**

**1.50m x 0.80m (4ft 11" x 2ft 7")**

Double glazed frosted window to the rear of the property, Low level w.c., Central heating radiator, Extractor fan



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### **Landing**

**1.86m x 1.74m (6ft 1" x 5ft 8")**

Double glazed window to the front of the property

Carpeted flooring

### **Bedroom One**

**3.97m x 3.91m (13ft 0" x 12ft 10")**

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator

Built in storage



### **Bedroom Two**

**3.95m x 2.46m x 12ft 11" x 8ft 0"**

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator

Built in storage



### **Bedroom Three**

**2.99m x 2.19m (9ft 9" x 7ft 2")**

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator



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### Bathroom

1.93m x 1.47m (6ft 4" x 4ft 9")

Double glazed frosted window to the front of the property

Panelled bath with thermostatic shower over

Vanity unit with hand wash basin and low level w.c.

Tiled walls and flooring

Central heating radiator



### Rear Garden

Raised decking area

Patio area

Low maintenance



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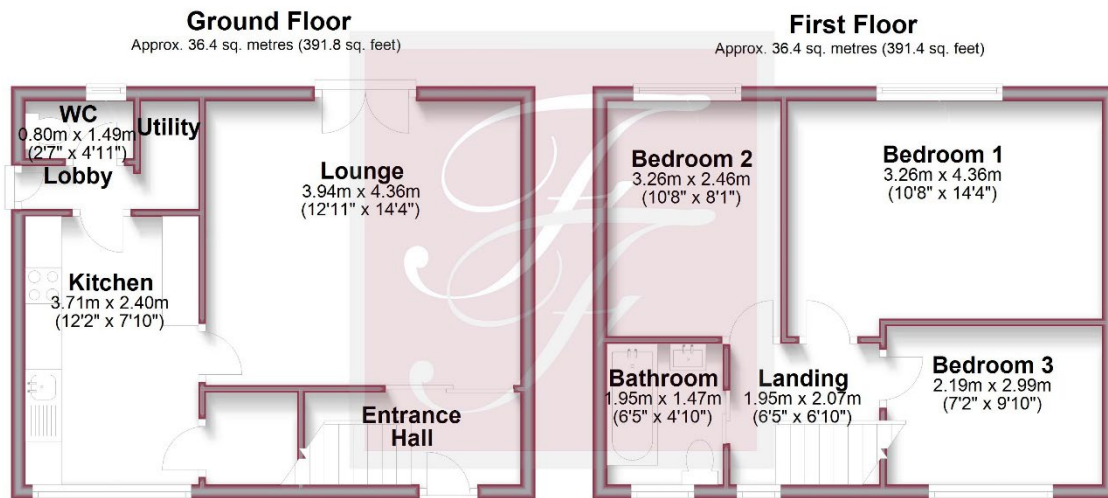
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Total area: approx. 72.8 sq. metres (783.2 sq. feet)

Please note: Plans are to show room locations only and are not to scale

#### NOTES:

**VIEWING:** Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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