



138 Hallam Road, Nelson, Lancashire
BB9 8DL



PROPERTY DESCRIPTION

This most appealing semi-detached house is located towards the outskirts of town, in a popular residential area, and has the advantage of a larger than average detached garage, off road parking space and delightful gardens to both the front and rear. Conveniently situated within easy reach of Marsden Park, Castercliff Primary School and Pendle Vale College Secondary School, this tidily presented, nicely proportioned home is strongly recommended for an early viewing, requires a degree of modernising and updating and has the makings of a really excellent family abode.

FEATURES

- Appealing Semi-Detached House
- Close to Marsden Park & Schools
- Nicely Proportioned & Tidily Presented
- Requires Modernisation & Updating
- Hall & Pleasant, Light & Airy Living Rm
- Nice Sized Fitted Kitchen & GF WC
- 3 Decent Sized FF Bedrooms
- Modern 4 Pc Bathrm inc. Sep. Shower
- Garage, Driveway & Delightful Gardens
- PVC DG & Gas CH – No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

PVC double glazed, frosted glass entrance door, with pvc double glazed windows on either side. Radiator, wall mounted coat hooks and a radiator.

Lounge

14' 0" x 12' 11" into alcoves (4.27m x 3.94m into alcoves)

This pleasant, light and airy room has an electric fire, set on a tiled hearth, built-in storage cupboards, a pvc double glazed window and radiator.

Kitchen

12' 3" x 8' 0" (3.73m x 2.44m)

The nice sized kitchen is fitted with wood fronted units, laminate worktops, with a tiled splashback, and a one and a half bowl sink, with a mixer tap. It also has a gas cooker point, plumbing for a washing machine, a pvc double glazed window, radiator and under-stairs storage cupboard.

Rear Entrance Hallway

External door and a useful walk-in storage cupboard, which houses the gas condensing combination central heating boiler.

WC

Always a noteworthy attribute in any home, fitted with a w.c. and having a pvc double glazed, frosted glass window and a radiator.

First Floor

Landing

Access to the loft space and a pvc double glazed window.

Bedroom One

11' 6" x 11' 4" plus recess (3.51m x 3.45m plus recess)

Enjoying a pleasant outlook over the garden at the rear, this good sized double room has a radiator, pvc double glazed window and built-in storage cupboard.

Bedroom Two

9' 10" plus recess x 8' 1" (3.00m plus recess x 2.46m)

This second double room has a pvc double glazed window and a radiator.

Bedroom Three

9' 11" less bulkhead of stairs x 7' 1" (3.02m less bulkhead of stairs x 2.16m)

Also a decent size, the third bedroom has a pvc double glazed window and a radiator.

Bathroom

Fully tiled and attractively furnished, the bathroom is fitted with a four piece white suite, comprising a bath, a separate shower cubicle, a pedestal wash hand basin and a w.c. It also has a pvc double glazed, frosted glass window and chrome finish radiator/heated towel rail.

Outside

Front/Side

The front garden has paved areas and garden beds, stocked with an array of flowering plants and shrubs. A long drive provides off road parking space and extends down the side of the house to the garage at the rear. Gates part way down the drive give access into and enclose the rear garden and facilitate secure, enclosed parking space too.

Garage

20' 1" x 10' 3" (6.12m x 3.12m)

The larger than average detached garage is a particularly beneficial asset and has electric power and light and an up and over door.

Rear

Another enticing attribute of this appealing family home is the delightful garden at the rear, which is screened by mature hedging and mainly lawned, with an area at the top of the garden planted with a variety of shrubs, heathers and climbing plants.

Special Note

We are required under the Estate Agents Act 1979 and the Provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a connected person as defined by that Act.

Directions

If travelling into Nelson, via Colne, on the A56/Leeds Road, go past Clitheroe Road Car Sales on the left and then, at the roundabout, take the first exit off to the left into Hildrop Road and then proceed straight ahead into Hallam Road. Continue on this road, past the left turnings into Glenfield Road and Marsden Hall Road, then the right turning into Hazelwood Road and the house is further up on the left.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer


Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	66	74
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

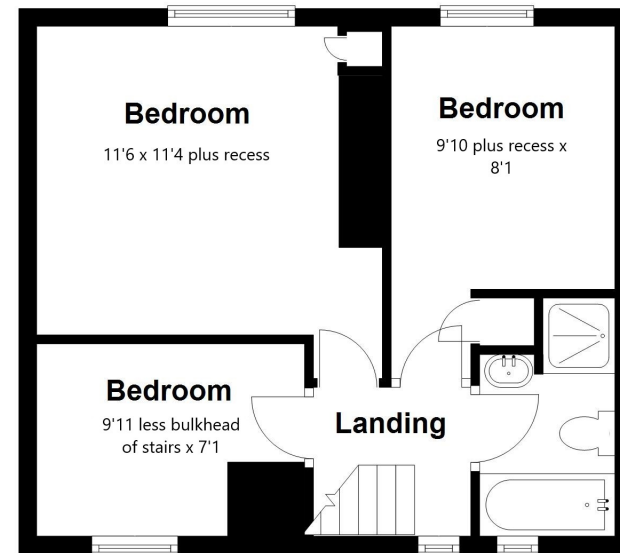
Ground Floor

Approx. 56.1 sq. metres (604.3 sq. feet)



First Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



Total area: approx. 93.2 sq. metres (1003.2 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

