



1a Sansbury Crescent, Nelson, Lancashire
BB9 8JQ



PROPERTY DESCRIPTION

!! Offered for sale with on onward chain !! This two bedroom, first floor apartment is found occupying a popular elevated position with impressive long distance views onto Pendle Hill to the rear. The generous accommodation comprises of: one well proportioned sitting room, a large breakfast kitchen, two bedrooms and a separate study as well as a three piece bathroom suite. The property is warmed by gas central heating and has Upvc double glazed windows throughout. Found within driving distance of Nelson town centre and only a short walk from Marsden Walk. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain
- First floor apartment
- Occupying a popular, elevated position
- Impressive long distance views to the rear
- One well proportioned reception room
- Large breakfast kitchen
- Two bedrooms and a separate study
- Three piece bathroom suite
- Only a short walk from Marsden Park
- Within a few minutes drive of the local motorway network
- Early viewing is considered a must!

ROOM DESCRIPTIONS

Ground Floor - Entrance

Hallway

with staircase off leading to the first floor, meter cupboard and a Upvc double glazed door to the front.

First Floor

Hallway

with access to all rooms and having two large storage cupboards.

Sitting Room

having a Upvc double glazed window to the rear affording long distance views onto Pendle Hill, gas fire and radiator.

Breakfast Kitchen

a large breakfast kitchen having a range of fitted wall and base units that boast a rolled edge working surface and being splash back tiled to compliment. Upvc double glazed window to the front, ample space for appliances and dining space.

First Floor

a generous main bedroom with a Upvc doycle glazed window to the rear and a radiator.

Bedroom Two

a second, well proportioned bedroom with a Upvc double glazed window to the rear and a radiator.

Study

with a Upvc double glazed window to the front and a radiator.

Bathroom

a fully fitted three piece suite comprising of a low level W/C, pedestal wash basin and a panelled bath with shower over. Tiled to compliment and a Upvc double glazed window to the front.

Service Charge

Information

there is a monthly charge of £14.95 from April 2023.

