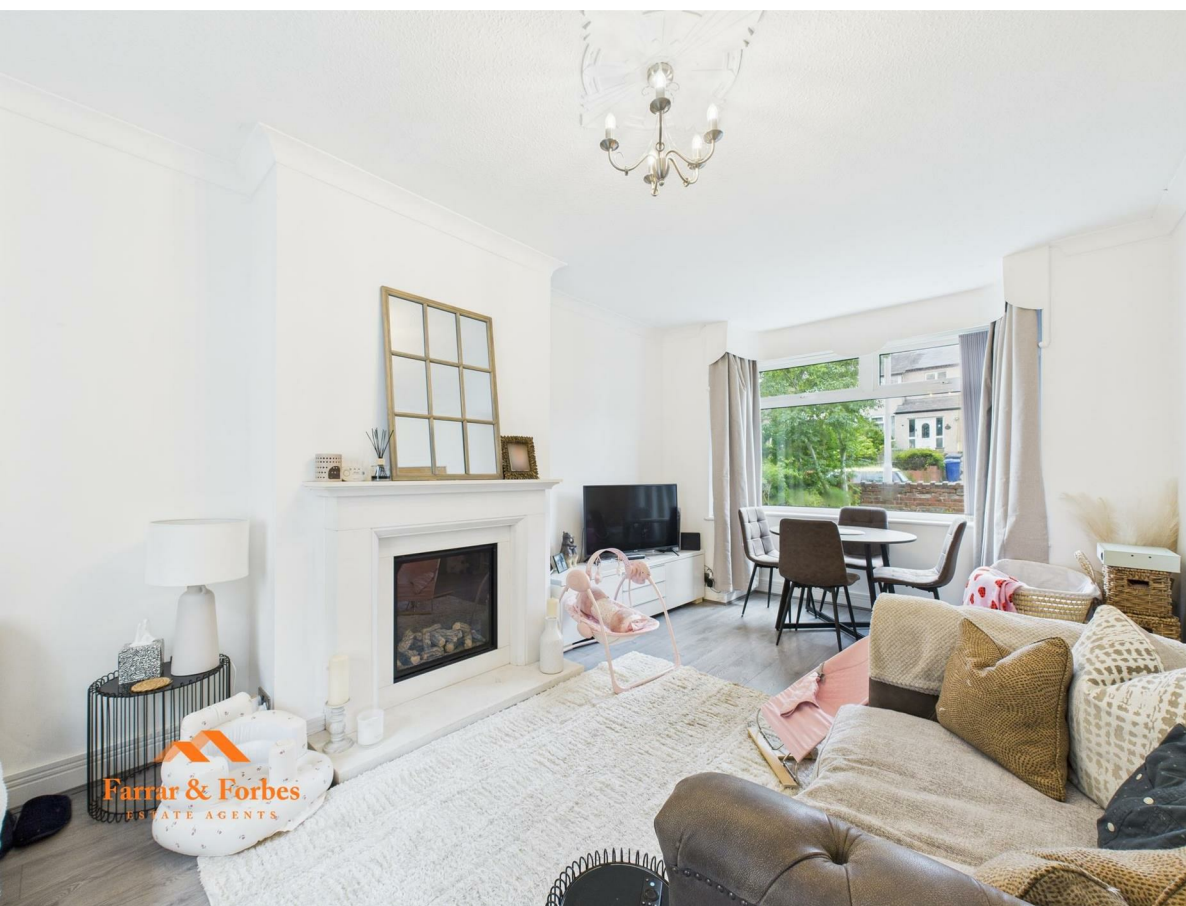


77 Marsden Hall Road North, Nelson, BB9 8JH  
Offers over £170,000  
Council Tax Band:



This well-presented three-bedroom semi-detached home is ideal for a growing family looking to be close to local schools, parks, and within easy reach of the town centre. The property offers a blend of traditional charm and modern living, with an impressive kitchen extension and a spacious garden to the rear.

As you approach, you're welcomed by a well-maintained front garden, a private driveway, and a detached single garage. A charming arched front door adds character and leads into a bright entrance hall with stairs to the first floor.

The living room is filled with natural light from a beautiful bay window and features a gas fire, creating a warm and inviting focal point.

To the rear, the extended kitchen is the standout feature — fitted with stylish sage green wall, base and drawer units, and a five-ring range cooker. The extension includes a utility area and patio doors that open onto a decked area and the generous rear garden, perfect for outdoor dining and family relaxation.

Upstairs, the property offers two double bedrooms and a spacious single, along with a modern family bathroom featuring a P-shaped bath with overhead shower, glass screen, cabinet basin, and contemporary grey marble-effect splashbacks.

Externally, the large rear garden provides plenty of space for entertaining, gardening, or children to play. The property has potential to remove the garage and extend to the side or across the back of the property still leaving plenty of outdoor space.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 & Wales		EU Directive 2002/91/EC