



94 Hallam Road, Nelson

Nelson

£189,950



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A fantastic opportunity to acquire this elevated three-bedroom semi-detached home, offering excellent potential to extend to the side and rear (subject to the necessary permissions). Ideally positioned opposite Marsden Park and within easy reach of local schools, the property also benefits from convenient motorway access to Manchester, Burnley and Preston.

Approached via a multi-vehicle driveway, the home enjoys an elevated setting with a front garden and attractive outlook. The welcoming entrance hall features a staircase to the first floor and leads into a bright front-facing lounge with a bay window. French doors open through to the dining room at the rear, creating a flexible living space ideal for family life and entertaining.

Adjacent to the dining room, the kitchen is fitted with a range of matching base and drawer units complemented by contrasting work surfaces. The layout offers exciting scope for reconfiguration, including the possibility of creating a spacious open-plan kitchen diner or extending into the existing side and rear areas.

To the rear of the property, there is a useful ground-floor WC with wash basin and a storage cupboard. The lean-to extension benefits from plumbing and electricity and is currently utilised as a utility area and playroom, providing valuable additional space.

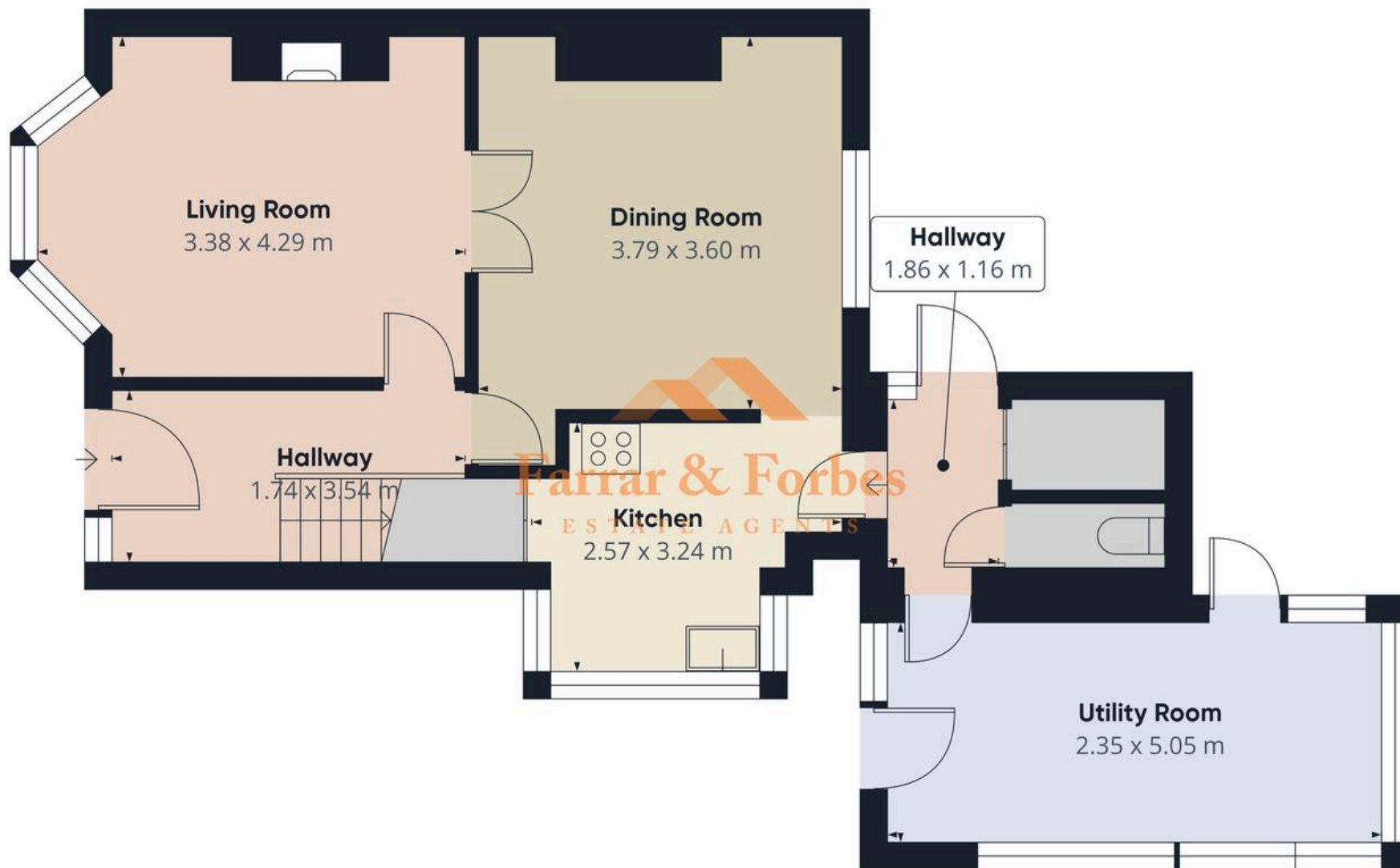
Upstairs, you'll find two spacious double bedrooms equipped with built-in wardrobes, plus versatile third single bedroom. The main and third bedroom boast beautiful, unobstructed views of Marsden Park.

Externally, the rear garden comprises a patio area and a lawn bordered by a variety of mature shrubs and flower beds, creating an attractive outdoor space with plenty of room for children to play and families to relax.

This is a superb family home with outstanding potential to modernise, extend and create a truly exceptional property in a highly desirable location.

- Three Bedrooms
- Across From Marsden Park
- Fantastic Potential To Extend
- Near To Local Schools
- Lounge With Bay Window & Dining Room
- Multi Car Driveway





Approximate total area⁽¹⁾
57.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



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