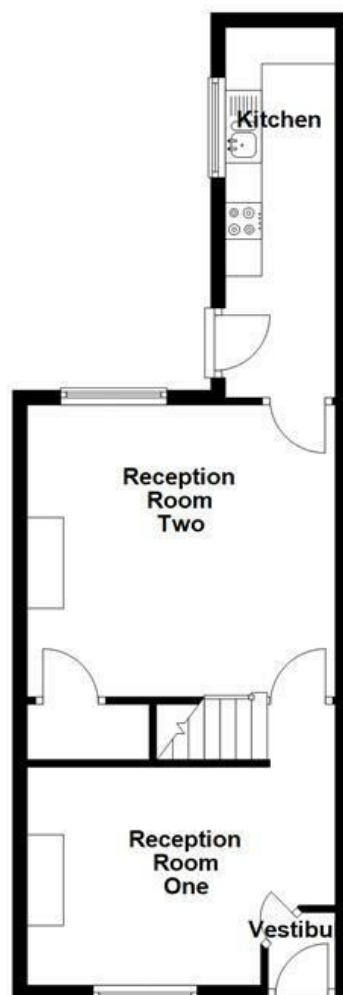
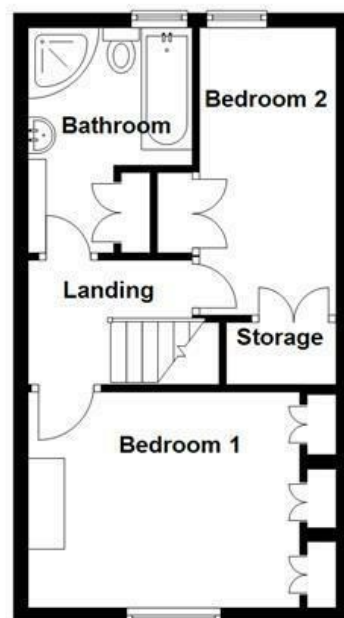


**Ground Floor**  
Approx. 41.8 sq. metres (449.5 sq. feet)



**First Floor**  
Approx. 33.9 sq. metres (364.9 sq. feet)



Total area: approx. 75.7 sq. metres (814.4 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## King Street Terrace, Brierfield, BB9 5PW

### £650

A NEUTRALLY FINISHED TERRACED HOME

Welcome to this charming property located on King Street Terrace in the lovely area of Brierfield, Nelson. This mid-terrace house boasts a neutral finish throughout, giving you a blank canvas filled with natural light. With two reception rooms, two bedrooms, and one bathroom, this property is ideal for a small family or a couple looking for a cozy home.

Recently renovated, this house offers a modern touch while maintaining its traditional charm. The low maintenance front and rear yards are perfect for those who enjoy a bit of outdoor space without the hassle of extensive upkeep.

Situated in a popular location on the outskirts of Brierfield, you'll enjoy the peace and quiet of suburban living while still being close to local amenities and transport links.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# King Street Terrace, Brierfield, BB9 5PW

£650



- Tenure Leasehold
- On Street Parking
- Four Piece Bathroom Suite
- Close Proximity To Major Commuter Routes
- Council Tax Band A
- Two Bedroom Mid Terraced Property
- Enclosed Rear Yard
- EPC Rating D
- Fitted Kitchen
- Easy Access To Local Amenities

## Ground Floor

### Entrance

UPVC door to the vestibule.

### Vestibule

3'3 x 3'1 (0.99m x 0.94m)

Door to reception room one.

### Reception Room One

13'11 x 9'10 (4.24m x 3.00m)

UPVC double glazed window, central heating radiator, electric fire, stairs to second floor and door to reception room two.

### Reception Room Two

13'11 x 13'2 (4.24m x 4.01m)

UPVC double glazed window, central heating radiator, ceiling rose, living flame gas fire, door to under stairs storage and door to kitchen.

### Kitchen

16'9 x 5' (5.11m x 1.52m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, oven with grill in a high rise unit, four ring gas hob, extractor hood, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine and dish washer, tiled effect flooring and composite double glazed door to rear.

## First Floor

### Landing

Loft access, smoke alarm, doors to two bedrooms and bathroom.

### Bedroom One

13'11 x 9'10 (4.24m x 3.00m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Two

13'6 x 6'3 (4.11m x 1.91m)

UPVC double glazed window, central heating radiator, boiler, fitted wardrobes and above stairs storage.

### Bathroom

10'2 x 7'2 (3.10m x 2.18m)

UPVC double glazed frosted window, central heating radiator, low bowl WC, pedestal wash basin, panelled bath, corner direct feed shower, tiled elevation, tiled effect flooring and fitted storage.

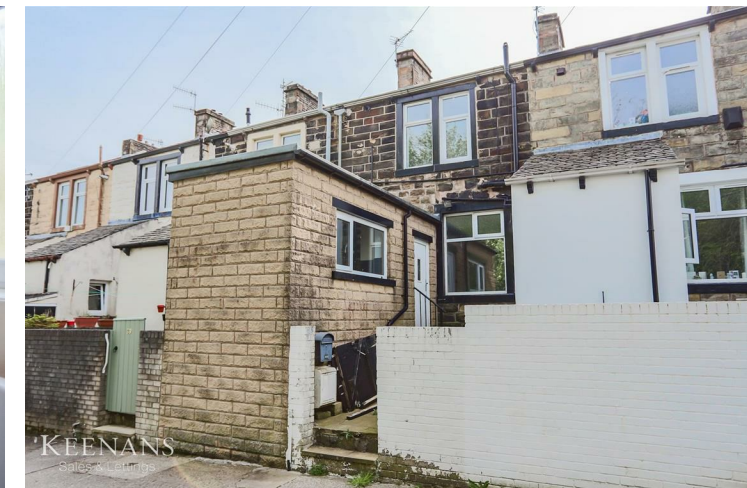
## External

### Rear

Enclosed yard.

### Front

Courtyard.



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