KEENANS
Sales & Lettings

Irvine Street, Nelson, BB9 8HZ

Auction Guide £65,000

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Ground Floor

Entrance Vestibule
3'10 x 3'3 (1.17m x 0.99m)
UPVC double glazed frosted front door and hardwood single glazed door to reception room.

Reception Room
15'1 x 12'8 (4.60m x 3.86m)
UPVC double glazed bow window, central heating radiator, wall mounted electric fire, ceiling rose, coving, television point and door to inner hall.

Inner Hall
2'8 x 2'8 (0.81m x 0.81m)
Smoke alarm, door to kitchen/dining area and stairs to the first floor.

Kitchen/Dining Area
12'11 x 12'9 (3.94m x 3.89m)
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate work surfaces, tiled splashback, fitted breakfast bar, inset stainless steel sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor canopy over, plumbing for washing machine, under stairs storage, tiled effect flooring and single glazed door to rear porch.

Rear Porch
5'8 x 4'11 (1.73m x 1.50m)
Single glazed window and door to rear.

First Floor

Landing
8'6 x 4'11 (2.59m x 1.50m)
Loft hatch, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One
14'7 x 12'9 (4.45m x 3.89m)
UPVC double glazed window and central heating radiator.

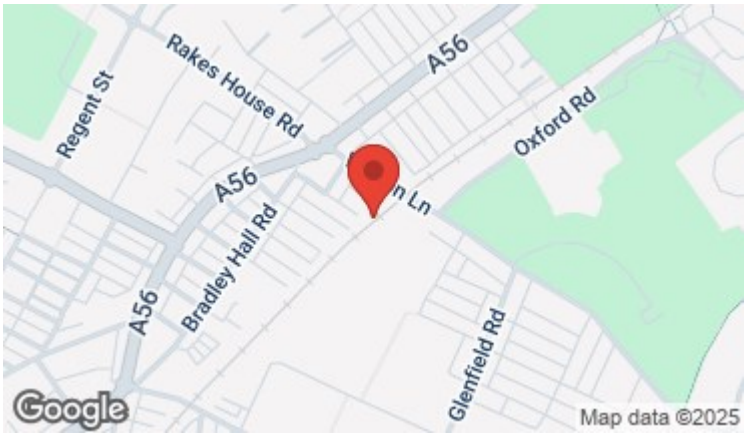
Bedroom Two
14'6 x 7'7 (4.42m x 2.31m)
UPVC double glazed window and central heating radiator.

Bathroom
7'8 x 5'0 (2.34m x 1.52m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panel bath with traditional taps and overhead direct feed shower, partial PVC elevation, integrated linen cupboard and tiled flooring.

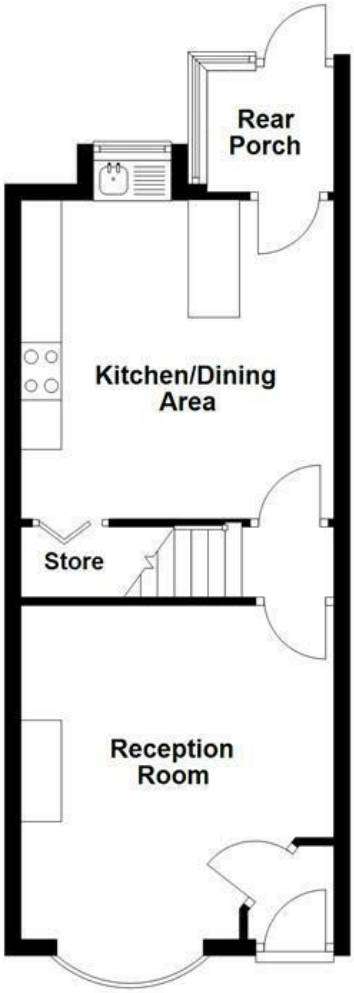
External

Rear
Enclosed rear yard with gated access to the rear, stone outbuilding, external water supply and concrete patio area with steps leading from the back door.

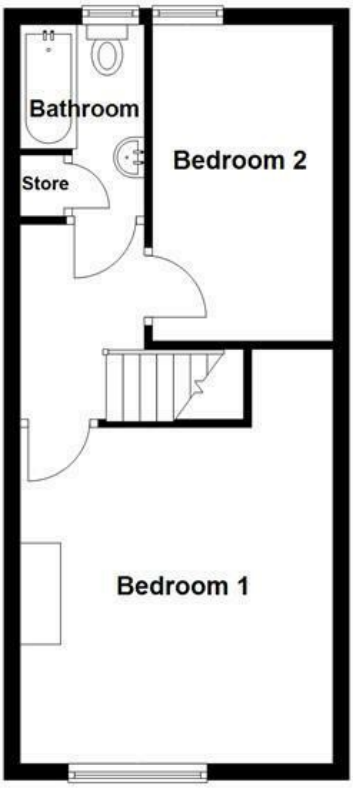
Front
Laid to lawn with paved pathway leading to front door and bedding areas.

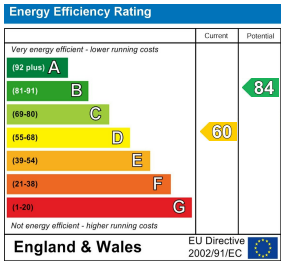


Ground Floor



First Floor





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