



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			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.

## Malvern Road, Nelson, BB9 8JR

### Offers Over £90,000

FANTASTIC INVESTMENT OPPORTUNITY OR FIRST TIME HOME

This deceptively spacious two bedroom mid terrace property is being welcomed to the market in the heart of Nelson. Boasting a spacious living room, two generously sized bedrooms, newly fitted bathroom and kitchen diner, this property would be perfect for an investor looking to expand their portfolio or a first time buyer looking to put their own stamp on a property. Situated within close proximity to local bus routes, shops and amenities, as well as local schools. It is a great property not to be missed!

The property comprises briefly; entrance into a welcoming reception room which has a door to the inner hall. The inner hall houses the staircase to the first floor and door to the kitchen. The kitchen has under stairs storage and a door to the rear. The first floor landing houses doors on to two bedrooms and a three piece bathroom suite. Externally to the rear of the property is an enclosed yard. The front of the property also has an enclosed courtyard and bedding areas.

View early to avoid disappointment! Contact our Burnley team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents



# Malvern Road, Nelson, BB9 8JR

## Offers Over £90,000



- Tenure Leasehold
- On Street Parking
- Ideal Investment Opportunity
- Close Proximity To Network Links
- Council Tax Band A
- Two Bedroom Mid Terraced Property
- Enclosed Yard To The Rear And Courtyard With Bedding Areas To The Front
- EPC Rating D
- Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Local Amenities

### Ground Floor

#### Entrance

UPVC double glazed door to reception room.

#### Reception Room

14'5 x 13'6 (4.39m x 4.11m)

UPVC double glazed window, central heating radiator, gas fire with decorative surround, television point and door to inner hall.

#### Inner Hall

Stairs to first floor, open access to kitchen and wood effect flooring.

#### Kitchen

13'6 x 9'11 (4.11m x 3.02m)

UPVC double glazed bay window, central heating radiator, wood panelled wall and base units, laminate work tops, single oven, four ring gas hob, tiled splash back, extractor hood, boiler, breakfast bar, stainless steel sink and drainer with mixer tap, plumbed for washing machine, spotlights, wood effect flooring, door to under stairs storage and UPVC door to rear.

### First Floor

#### Landing

Loft access, exposed floorboards, doors to two bedrooms and bathroom.

#### Bedroom One

14'4 x 13'6 (4.37m x 4.11m)

UPVC double glazed window, central heating radiator, television point, exposed floorboards and storage.

#### Bedroom Two

9'2 x 7'4 (2.79m x 2.24m)

UPVC double glazed window and central heating radiator.

#### Bathroom

6'5 x 5'5 (1.96m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and rinse head, spotlights, part tiled elevation and laminate flooring.

### External

#### Rear

Enclosed yard.

#### Front

Enclosed garden and bedding areas.

