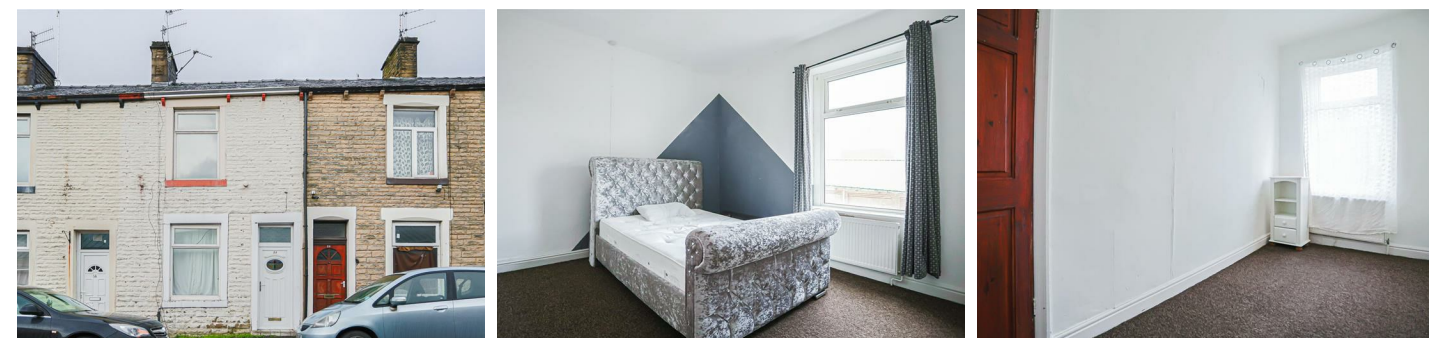




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		67	
(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	

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.

## Charles Street, Nelson, BB9 7YG

### £70,000

A PERFECT INVESTMENT OPPORTUNITY

Benefitting from neutral decoration, no chain delay and bursting with potential, this fantastic two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Nelson. With spacious rooms, open plan kitchen diner and a complete blank canvas, this property is the perfect first time home or rental investment truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Colne and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads on to a kitchen diner and staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms and a three-piece bathroom suite. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.



# Charles Street, Nelson, BB9 7YG

£70,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating D
- No Chain Delay
- On Street Parking
- Ideal Investment Opportunity With Viewing Essential
- Enclosed Rear Yard
- Easy Access To Local Amenities
- Close Proximity To Network Links

## Ground Floor

### Entrance

Via a hard wood single frosted door to vestibule.

### Vestibule

3'10 x 3'4 (1.17m x 1.02m)

Tiled elevation, wood effect lino floor and hard wood single glazed door to reception room.

### Reception Room

14'10 x 13'4 (4.52m x 4.06m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, gas fire with wood effect hearth and surround, television point, two feature wall lights, integrated alcove storage, serving hatch, wood effect lino floor, open arch to kitchen/diner and open staircase to first floor.

### Kitchen/Diner

13'11 x 13'4 (4.24m x 4.06m)

UPVC double glazed box window, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, washing machine, Biasi boiler, smoke alarm, tiled effect lino and UPVC double glazed frosted door to rear.

## First Floor

### Landing

6'6 x 5'10 (1.98m x 1.78m)

Smoke alarm, doors to two bedrooms and bathroom.

### Bedroom One

13'4 x 11'9 (4.06m x 3.58m)

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

### Bedroom Two

12'9 x 6'5 (3.89m x 1.96m)

UPVC double glazed window, central heating radiator and over stairs storage.

### Bathroom

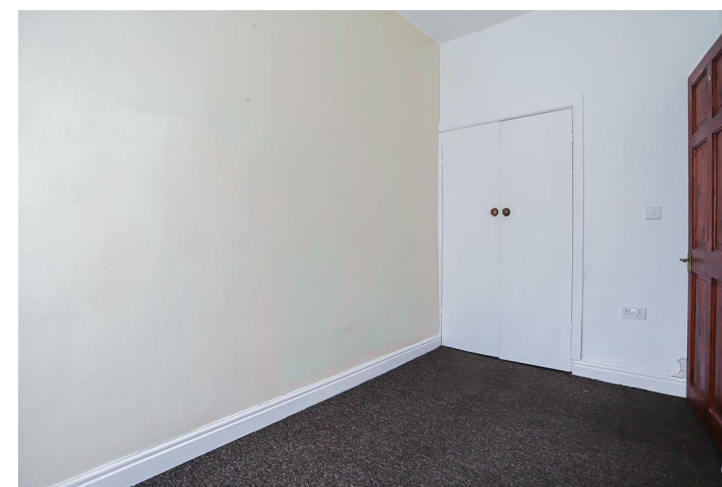
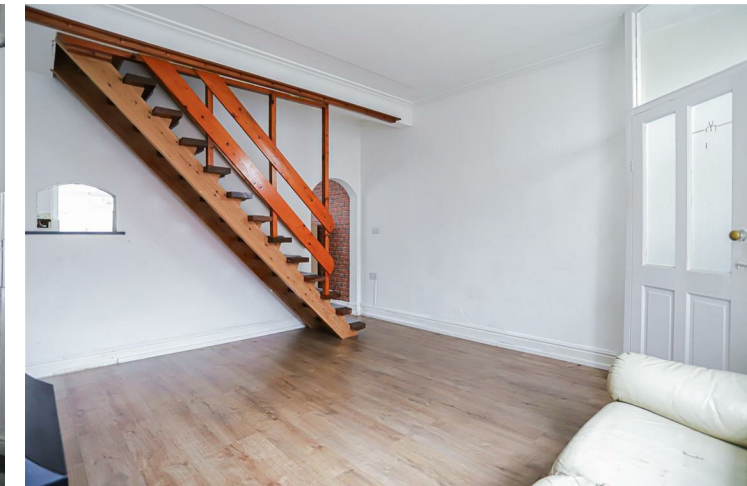
9'7 x 6'5 (2.92m x 1.96m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevation, integrated linen cupboard and tiled effect lino.

### External

#### Rear

Enclosed yard.



Tel: 01282469023

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)