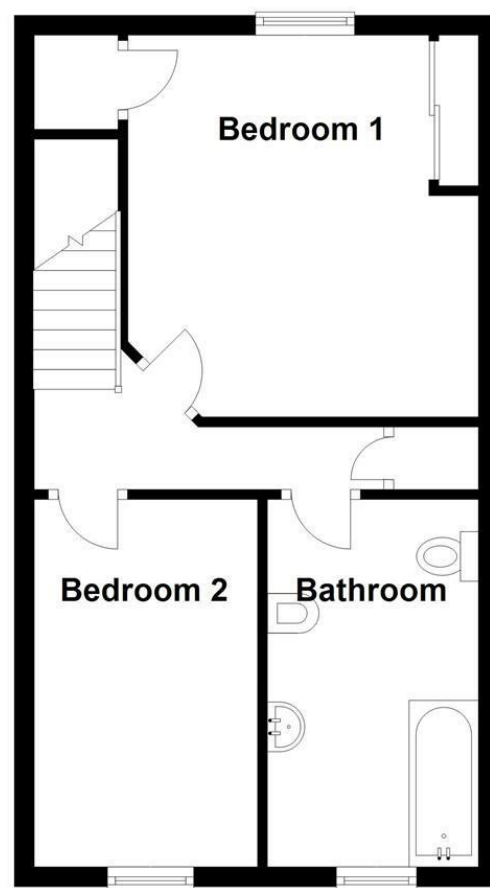


Ground Floor



First Floor



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			83
(81-91) B			
(69-80) C			
(55-68) D		54	
(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.

Ada Street, Nelson, BB9 0RU

£95,000

AN EXCEPTIONAL FIRST TIME HOME OR RENTAL INVESTMENT

With enviable gardens, neutral decoration and no chain delay, this exceptional two bedroom end terrace property is being proudly welcomed to the market in the sought after location of Nelson. Boasting spacious rooms, open plan kitchen diner and being a complete blank canvas, this property is the perfect first time home for any potential buyer to put their own stamp on! 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 boasts a stunning multi fuel fire and leads on to a fantastic kitchen diner. The kitchen diner houses a staircase to the first floor and door out to the rear. The first floor comprises of doors on to two generously sized bedrooms and a four piece bathroom suite. Externally there is an enclosed yard to the rear with outbuilding and stunning raised garden to the front with laid to lawn, stone chip, pond and bedding areas.

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

Ada Street, Nelson, BB9 0RU

£95,000



- An Exceptional End Terraced Property
- Garden Space To The Front And Rear
- On Street Parking
- Leasehold
- Two Bedrooms
- Spacious Rooms
- Council Tax Band B
- No Chain Delay
- Perfect First Time Home
- EPC Rating E

Ground Floor

Entrance

4.50m x 4.06m

UPVC door to the entrance vestibule.

Entrance Vestibule

3'11 x 3'7 (1.19m x 1.09m)

Door to reception room one.

Reception Room One

14'9 x 13'4 (4.50m x 4.06m)

UPVC double glazed window, central heating radiator, coving, cast iron multi fuel burner with a stone hearth and surround, television point, door the kitchen diner.

Kitchen Diner

14'9 x 13'11 (4.50m x 4.24m)

UPVC double glazed window, central heating radiator, a range of cream panelled wall and base units, wood effect surface, PVC panelled splash backs, stainless steel one and a half sink and drainer with mixer tap, integrated electric double Electrolux oven with a four ring electric hob and extractor hood, space for fridge and washing machine, under stairs storage cupboard, wood effect Lino flooring, staircase to the first floor, UPVC double glazed door to the rear.

First Floor

Landing

12'6 x 12'6 (3.81m x 3.81m)

Central heating radiator, loft access, storage cupboard, doors to two bedrooms and bathroom.

Bedroom One

12'8 x 11'7 (3.86m x 3.53m)

UPVC double glazed window, central heating radiator, television point, fitted wardrobes, over stairs storage cupboard.

Bedroom Two

12'2 x 7'5 (3.71m x 2.26m)

UPVC double glazed window, central heating radiator, television point.

Bathroom

12'2 x 7'2 (3.71m x 2.18m)

UPVC double glazed frosted window, central heating radiator, a four piece suite comprising of a low basin WC, pedestal wash basin with mixer tap, panelled bath with traditional taps and an electric feed shower, bidet, tiled elevations, PVC panelled elevations, PVC panelling to the ceiling, extractor fan, spotlights, wood effect laminate flooring.

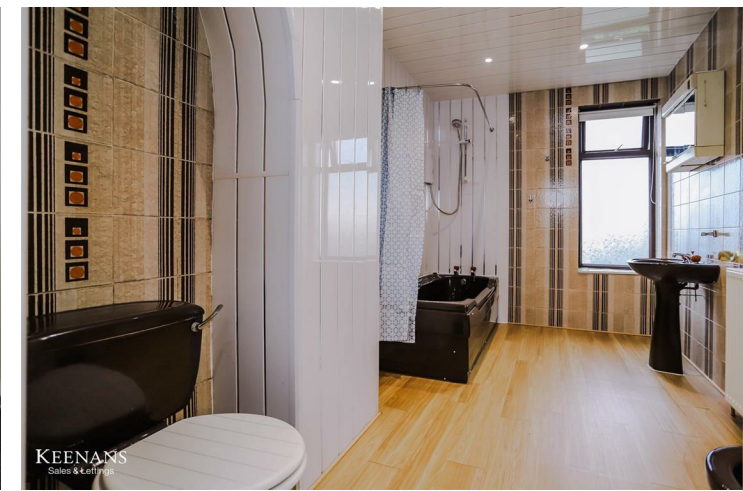
External

Front

Raised garden with laid to lawn, stone chop and concrete paved areas, pond and mature shrubs.

Rear

Enclosed paved yard with outbuilding.



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