



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		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Clover Hill Road, Nelson, BB9 0JR

£85,000

A NEWLY REFURBISHED TWO BEDROOM MID TERRACE PROPERTY

Welcome to this charming two-bedroom mid-terrace property located on Clover Hill Road in Nelson. This house has recently been decorated, giving it a fresh and inviting feel that is ready for you to move in and make it your own.

As you step inside, you are greeted by two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The modern fitted kitchen is a chef's dream, offering ample space to whip up delicious meals and create lasting memories.

Situated in a central location, this property provides easy access to all the amenities you could need, from shops and restaurants to parks and schools. Whether you're looking for a cozy home to start a new chapter in your life or a savvy investment opportunity, this house has the potential to be the perfect fit for you.

Don't miss out on the chance to own a piece of this vibrant neighbourhood. Book a viewing today and envision the possibilities that this lovely property has to offer.

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Clover Hill Road, Nelson, BB9 0JR

£85,000



- Immaculate Mid Terraced Property
- Modern Fitted Kitchen
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Newly Refurbished
- Tenure Leasehold
- Three Piece Shower Room
- Enclosed Yard to Rear
- Council Tax Band A

Ground Floor

Entrance Vestibule

4'0 x 3'1 (1.22m x 0.94m)

UPVC front door and door to hall.

Hall

9'1 x 3'3 (2.77m x 0.99m)

Central heating radiator, corbels, dado rail, wood effect laminate flooring, doors leading to two reception rooms and stairs to first floor.

Reception Room One

10'10 x 10'3 (3.30m x 3.12m)

UPVC double glazed window, central heating radiator, dado rail and wood effect laminate flooring.

Reception Room Two

13'9 x 12'11 (4.19m x 3.94m)

UPVC double glazed windows, central heating radiator, two feature wall lights, electric fire with marble surround and wooden mantel, television point, wood effect laminate flooring, understairs storage and open access to kitchen.

Kitchen

8'9 x 5'10 (2.67m x 1.78m)

UPVC double glazed window, range of high gloss wall and base units with laminate worktops, integrated oven with four ring gas hob and extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine, PVC panelling to ceiling, spotlights, wood effect laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

Loft access, doors leading to two bedrooms and family shower room.

Bedroom One

13'11 x 10'8 (4.24m x 3.25m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'11 x 10'1 (4.24m x 3.07m)

UPVC double glazed window and central heating radiator.

Shower Room

6'3 x 5'3 (1.91m x 1.60m)

Vanity top wash basin with mixer tap, low base WC, direct feed shower enclosed, part panelled PVC elevations and laminate flooring.

External

Rear

Enclosed yard with paving and storage.

Front

Paving.



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