



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 | | 60 | |
| (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.

Smith Street, Nelson, BB9 9HJ

£110,000

SPACIOUS FAMILY HOME IN THE HEART OF TOWN

Welcome to this charming property located on Smith Street in the heart of Nelson. This delightful house offers a spacious layout, making it an ideal choice for families looking for a new home.

Convenience is key with this property, as it provides easy access to a variety of local amenities, ensuring that everything you need is just a stone's throw away.

Situated in a popular part of town, this house not only offers a comfortable living space but also the opportunity to be part of a vibrant community.

Whether you are a first-time buyer looking to step onto the property ladder or an investor seeking a promising opportunity, this property caters to a diverse range of needs. Don't miss out on the chance to make this house your own and experience the best of what Nelson has to offer.

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£110,000

 **3**  **1**  **2**  **D**

Ground Floor

Enclosed concrete yard, storage shed and gated access to rear.

Hall

13'8 x 3'3 (4.17m x 0.99m)

UPVC entrance door, cornice coving, central heating radiator, laminate floor, stairs to first floor and doors to two reception rooms.

Reception Room One

10'11 x 10'1 (3.33m x 3.07m)

UPVC double glazed window, central heating radiator, cornice coving, two feature wall lights, gas fire with marble hearth and surround and TV point.

Reception Room Two

14'8 x 14' (4.47m x 4.27m)

UPVC double glazed window, central heating radiator, cornice coving, two feature wall lights, gas fire in marble surround, TV point and door to kitchen.

Kitchen

13'7 x 7'2 (4.14m x 2.18m)

UPVC double glazed window, central heating radiator, wood effect wall and base units, laminate worktops, integrated single oven, five burner gas hob, extractor hood, stainless steel splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated fridge freezer, plumbing for washing machine, part tiled elevation, tiled floor and UPVC door to rear.

First Floor

Landing

10'6 x 5'2 (3.20m x 1.57m)

Loft access, smoke detector, cornice coving and doors to three bedrooms and bathroom.

Bedroom One

14'7 x 9'10 (4.45m x 3.00m)

UPVC double glazed window, central heating radiator and cornice coving.

Bedroom Two

11'3 x 7'7 (3.43m x 2.31m)

UPVC double glazed window, central heating radiator and cornice coving.

Bedroom Three

9'8 x 6'8 (2.95m x 2.03m)

UPVC double glazed window, central heating radiator and cornice coving.

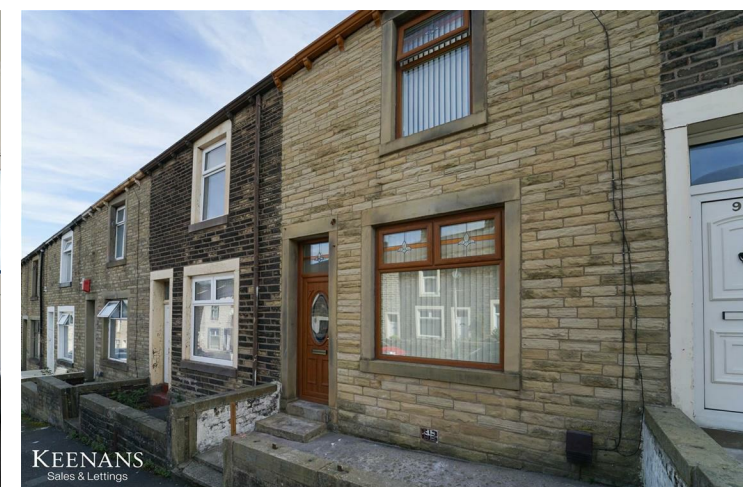
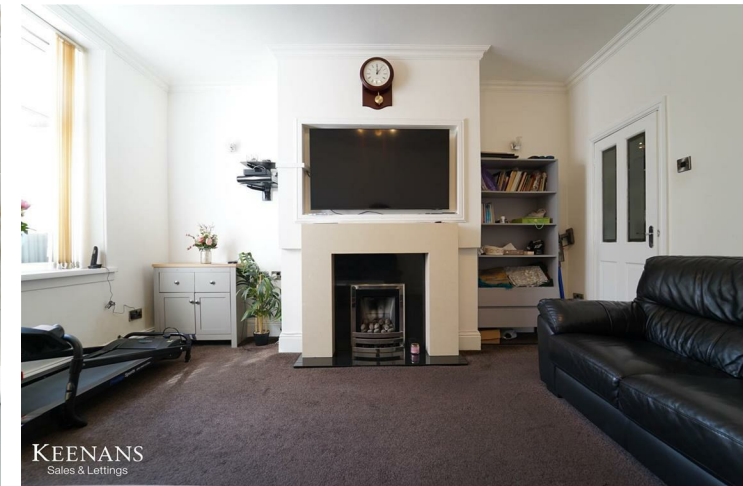
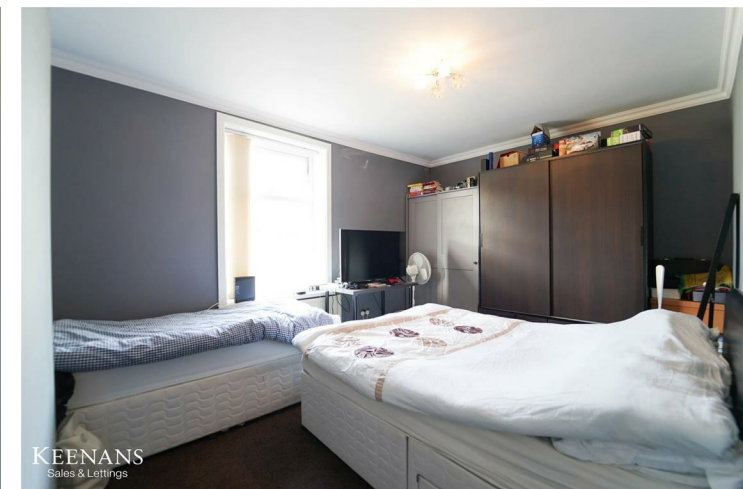
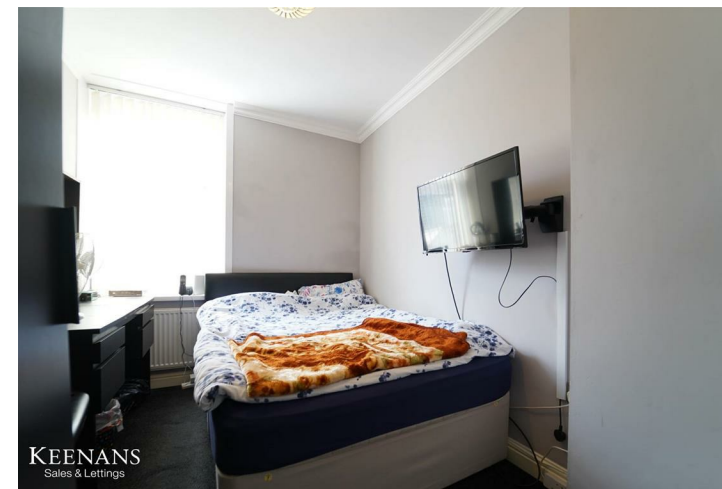
Bathroom

6'6 x 5'5 (1.98m x 1.65m)

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P shaped panel bath with mixer tap and direct feed shower over, tiled elevation and laminate floor.

External

Rear



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