



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			
(81-91) B			
(69-80) C			
(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.

Smith Street, Nelson, BB9 9HJ

Offers Over £85,000

RECENTLY RENOVATED MID TERRACE PROPERTY

Welcome to this charming family home located on Smith Street in the lovely town of Nelson. This delightful house offers a spacious layout, perfect for a growing family to create lasting memories.

Step inside and be greeted by modern decor and appliances that have been recently renovated to provide a fresh and inviting atmosphere. The property boasts a stylish interior that is sure to impress even the most discerning buyer.

Convenience is key with this property, as it offers easy access to local amenities, making daily errands a breeze. Whether you're looking to grab a quick bite to eat or pick up groceries, everything you need is just a stone's throw away.

Don't miss out on the opportunity to make this house your home. Book a viewing today and envision the endless possibilities that this property has to offer.

Smith Street, Nelson, BB9 9HJ

Offers Over £85,000



- Fantastic Mid Terrace Property
- Modern Fitted Kitchen
- Close Proximity to Amenities
- EPC Rating TBC
- Two Double Bedrooms
- Three Piece Bathroom Suite
- Freehold
- Two Spacious Reception Rooms
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Enclosed courtyard with paving.

Entrance Vestibule

4'0 x 3'2 (1.22m x 0.97m)

UPVC double glazed front door, cornice coving, hardwood flooring and door to hall.

Hall

10'0 x 3'2 (3.05m x 0.97m)

Central heating radiator, corbels, cornice coving, doors to two reception rooms and stairs to first floor.

Reception One

11'4 x 10'6 (3.45m x 3.20m)

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

Reception Two

14'3 x 13'4 (4.34m x 4.06m)

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

Kitchen

8'8 x 6'11 (2.64m x 2.11m)

UPVC double glazed window, high gloss wall and base units with laminate surfaces, four point gas hob, integrated oven, extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, tiled flooring and door to rear.

First Floor

Landing

6'2 x 3'11 (1.88m x 1.19m)

Cornice coving, hardwood flooring, doors to two bedrooms and bathroom.

Bedroom One

14'5 x 11'2 (4.39m x 3.40m)

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

Bedroom Two

13'11 x 10'3 (4.24m x 3.12m)

UPVC double glazed window, central heating and cornice coving.

Bathroom

9'6 x 6'3 (2.90m x 1.91m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and rinse head, dual flush WC, pedestal wash basin with mixer tap, tiled elevations and hardwood flooring.

External

Rear

Enclosed tarmac yard and gate to shared access road.

Front



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