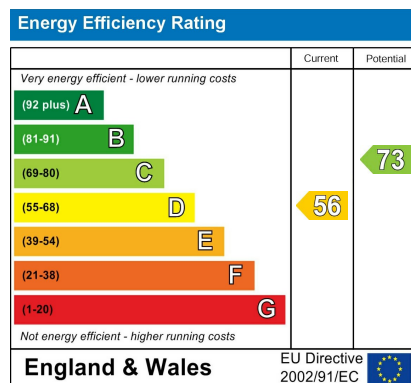


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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.

## Manor Street, Nelson, BB9 0TR Offers In The Region Of £85,000

SPACIOUS MID TERRACE PROPERTY - SOLD WITH TENANT IN SITU

Welcome to Manor Street, Nelson - a charming Edwardian terraced house with a lot to offer! This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two spacious bedrooms, there's plenty of room for a growing family or for guests to stay over comfortably.

The three-piece bathroom suite ensures convenience and comfort for all residents. The enclosed yard to the rear of the property provides a private outdoor space where you can enjoy some fresh air or perhaps indulge in a spot of gardening.

Currently sold with a tenant in situ, this property presents an ideal rental investment opportunity for those looking to expand their property portfolio. Whether you're a seasoned investor or a first-time buyer looking to make a smart investment, this mid-terrace house on Manor Street is definitely worth considering.

Don't miss out on the chance to own a piece of Edwardian charm in a convenient location. Arrange a viewing today and envision the potential this property holds for you!



# Manor Street, Nelson, BB9 0TR Offers In The Region Of £85,000

 2  1  2  D

- Mid Terraced Property
- Modern Fitted Kitchen
- Enclosed Yard to Rear
- EPC Rating D
- Two Bedrooms
- Three Piece Bathroom Suite
- Tenure Leasehold
- Two Reception Rooms
- Complete Blank Canvas
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

UPVC front door and door to reception room one.

### Reception Room One

13'5" x 13'4" (4.09 x 4.06)

UPVC double glazed window, central heating radiator, coving, television point and door leading to reception room two.

### Reception Room Two

13'11" x 13'5" (4.24 x 4.09)

UPVC double glazed window, central heating radiator, coving and open access to kitchen.

### Kitchen

19'5" x 6'0" (5.92 x 1.83)

Two UPVC double glazed windows, range of wall and base units with wood effect worktops, stainless steel sink with drainer and mixer tap, integrated oven with four ring induction hob, plumbing for washing machine, space for fridge freezer and dryer, tiled splashback, wood effect flooring and UPVC door to rear.

## First Floor

### Landing

Doors leading to two bedrooms and family bathroom.

### Bedroom One

13'5" x 13'5" (4.09 x 4.09)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Two

13'5" x 9'8" (4.09 x 2.95)

UPVC double glazed window, central heating radiator and coving.

### Bathroom

8'8" x 7'2" (2.64 x 2.18)

Panel bath with mixer tap and rinse head, pedestal wash basin with mixer tap, low base WC, part tiled elevations, fitted storage and tiled effect lino flooring.

## External

### Rear

Enclosed rear yard.



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