

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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.

## Wellington Street, Nelson, BB9 7PS

### Offers Over £85,000

SPACIOUS TWO BEDROOM END TERRACED PROPERTY TRULY NOT TO BE MISSED

Welcome to this charming two-bedroom end-terraced house located on Wellington Street in the town of Nelson.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property boasts two well-appointed bedrooms, offering ample space for a small family or those looking for a guest room or home office.

One of the highlights of this lovely home is the recently renovated bathroom and kitchen, adding a touch of modern elegance to the traditional charm of the property. The new roof provides peace of mind for years to come, ensuring a secure and well-maintained home.

Additionally, the recent pointing work done on the house enhances its overall appeal and durability, making it a sound investment for the future.

Located in a desirable area, this property offers not only a comfortable living space but also easy access to local amenities, schools, and transport links. Don't miss the opportunity to make this delightful house your new home. Contact us today to arrange a viewing and experience the warmth and character this property has to offer.

# Wellington Street, Nelson, BB9 7PS

## Offers Over £85,000



- Tenure Leasehold
- On Street Parking
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes
- Council Tax Band A
- End Terraced Property
- Ideal First Time Buy Or Small Family
- EPC Rating E
- Two Bedrooms
- Enclosed Ample Sized Enclosed Rear Yard With Gate To Shared Access Road

### Ground Floor

#### Entrance

UPVC double glazed frosted door to vestibule.

#### Vestibule

4' x 3'6 (1.22m x 1.07m)

Hard wood door with frosted glass leading to reception room.

#### Reception Room

15'2 x 14'6 (4.62m x 4.42m)

UPVC double glazed window, central heating radiator, cornice coving, television point, laminate flooring and door to kitchen.

#### Kitchen

11'1 x 10'4 (3.38m x 3.15m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, oven with four ring gas hob, tiled splash back and extractor hood, space for fridge freezer, plumbed for washing machine, PVC to ceiling, LED spotlights, under stairs storage, tiled floor, UPVC double glazed door to rear yard and stairs to first floor.

### First Floor

#### Landing

6'7 x 6' (2.01m x 1.83m)

Loft access, smoke alarm, doors to two bedrooms and bathroom.

#### Bedroom One

15'2 x 14'6 (4.62m x 4.42m)

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

#### Bedroom Two

10'4 x 7'2 (3.15m x 2.18m)

UPVC double glazed window, electric radiator and cornice coving.

#### Bathroom

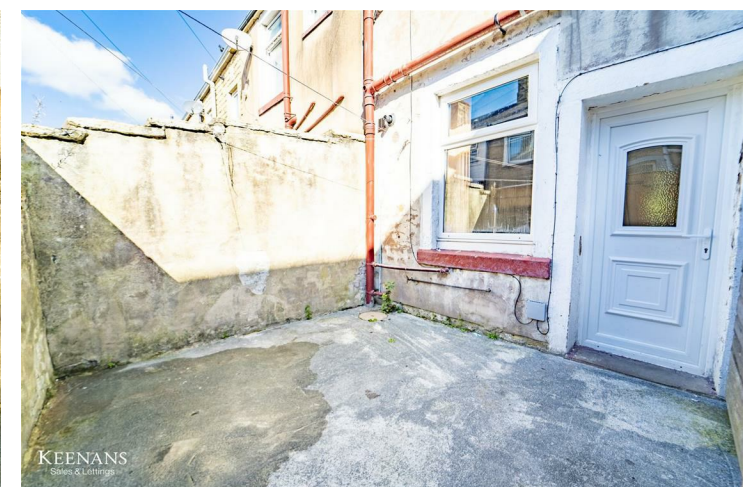
6'11 x 6'9 (2.11m x 2.06m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, overhead direct feed rainfall shower and rinse head, PVC to ceiling, tiled elevation, LED spotlights, extractor fan and laminate flooring.

### External

#### Rear

Enclosed yard with timber shed and gate to shared access road.



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