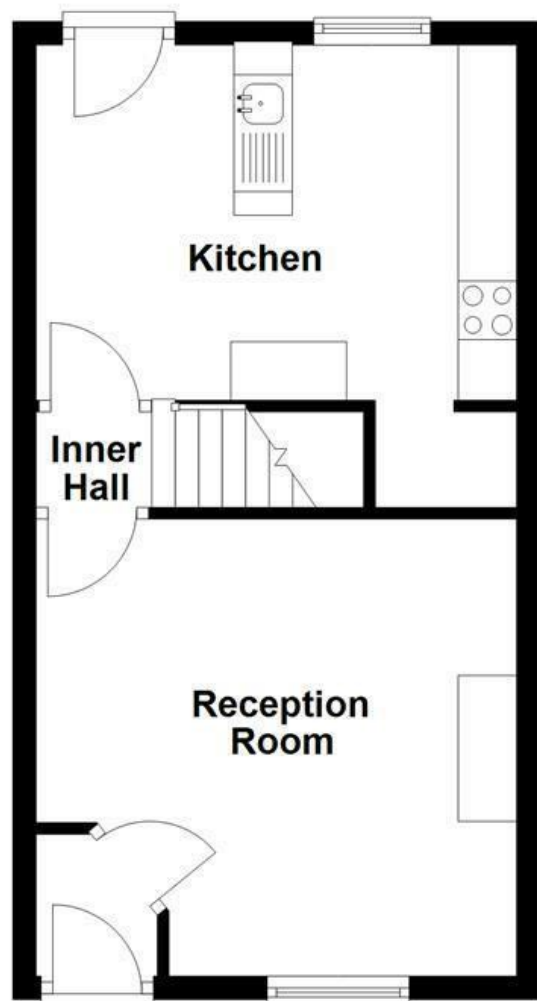
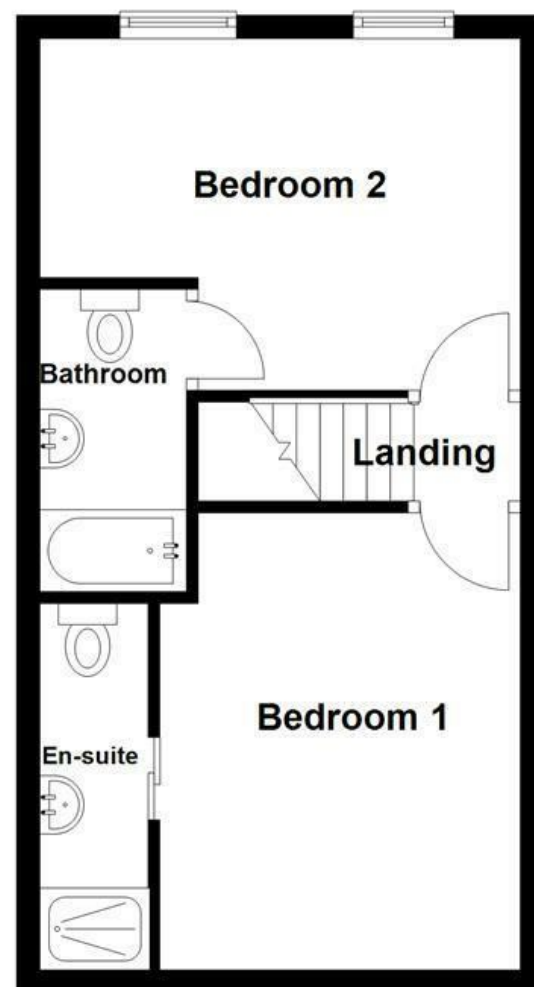


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(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.

## Napier Street, Nelson, BB9 0RA

### £109,950

SPACIOUS PROPERTY WITH PLENTY OF GARDEN SPACE FOR AN AVID GARDENER!

Nestled in the heart of Napier Street, Nelson, this delightful 2-bedroom terrace house is a true gem waiting to be discovered. The property exudes elegance with the luxury of en suite bathrooms in both bedrooms, ensuring convenience and privacy for its residents.

As you approach the house, you are greeted by a meticulously maintained front garden, adding a touch of charm to the entrance from the street. Step inside, and you'll find a modern kitchen that is not only beautifully designed but also fully equipped with all the essentials for your daily culinary adventures.

The bedrooms in this lovely abode are nothing short of spacious, offering a perfect blend of comfort and functionality, making it an ideal space for small families or couples looking for a cozy retreat.

Located in a picturesque area, this home seamlessly combines modern amenities with a delightful outdoor space, providing the perfect setting for relaxing evenings or entertaining guests. Don't miss the opportunity to make this property your own and experience the best of both comfort and style in one beautiful package.



# Napier Street, Nelson, BB9 0RA

£109,950



- Terraced Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating: C
- Two Bedrooms
- Modern Fitted Kitchen
- Leasehold
- En Suite to Both Bedrooms
- Enclosed Gardens To Both Front And Rear
- Council Tax Band: A

## Ground Floor

Paved yard with gated access to rear street and off road parking.

### Vestibule

4' x 3'5 (1.22m x 1.04m)

UPVC double glazed entrance door and door to reception room.

### Reception Room

13'6 x 12'10 (4.11m x 3.91m)

UPVC double glazed window, central heating radiator, gas fire in cast iron surround and wood mantle, TV point and door to inner hall.

### Inner Hall

3'5 x 2'8 (1.04m x 0.81m)

Stairs to first floor and door to kitchen.

### Kitchen

13'6 x 10' (4.11m x 3.05m)

UPVC double glazed window, central heating radiator, smoke detector, range of wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated single oven, four burner gas hob, extractor hood, integrated fridge freezer, plumbing for washing machine, part tiled elevations, tiled floor, open to under stairs storage and UPVC double glazed door to rear.

## First Floor

### Landing

4'4 x 3'4 (1.32m x 1.02m)

Smoke detector and doors to two bedrooms.

### Bedroom One

12'10 x 10'1 (3.91m x 3.07m)

UPVC double glazed window, central heating radiator and door to en suite.

### En Suite

10'3 x 2'8 (3.12m x 0.81m)

Central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed shower with rinse head, extractor fan, part tiled elevation and laminate floor.

### Bedroom Two

13'6 x 10'1 (4.11m x 3.07m)

Two UPVC double glazed windows, upright central heating radiator and door to bathroom.

### Bathroom

8'6 x 4' (2.59m x 1.22m)

Central heating radiator, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, direct feed shower with rinse head over, extractor fan, part tiled elevations and laminate floor.

## External

### Front

Bedding areas, patio areas, storage shed and gate to front street.

### Rear



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