



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		60	
(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	

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Barkerhouse Road, Nelson, BB9 9ET

£145,000

THE PERFECT FIRST HOME IS CLOSER THAN YOU THINK!

Nestled in the heart of Barkerhouse Road, Nelson, this charming 3-bedroom terraced house is a true gem waiting to be discovered. The property boasts generously sized rooms, offering ample space for comfortable living and entertaining guests.

Upon entering, you are greeted by two spacious reception rooms, perfect for hosting lively gatherings and creating lasting memories with family and friends. The well-sized bedrooms provide a peaceful retreat, allowing for relaxation and versatility to suit your lifestyle needs.

Conveniently situated just a stone's throw away from the town centre, this home ensures easy access to a variety of shops, restaurants, and amenities, making daily errands a breeze. Whether you're popping out for a quick grocery run or looking to dine out, everything you need is right at your doorstep.

For those who value both space and convenience, this property offers the perfect blend of generous living areas and a prime location. Don't miss out on the opportunity to make this house your home sweet home in the vibrant town of Nelson.

Barkerhouse Road, Nelson, BB9 9ET

£145,000



- Mid Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: D
- Two Bedrooms And Attic Room
- Three Piece Family Bathroom
- Freehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: A

Ground Floor

Vestibule

5'4 x 3'4 (1.63m x 1.02m)
UPVC entrance door, coving and door to hall.

Hall

11'4 x 3'4 (3.45m x 1.02m)
Central heating radiator, coving, stairs to first floor and door to reception room two.

Reception Room Two

16'1 x 12'5 (4.90m x 3.78m)
Hardwood single glazed leaded window, central heating radiator, gas fire in decorative surround, doors to reception room one and kitchen.

Reception Room One

13' x 12'5 (3.96m x 3.78m)
Hardwood double glazed leaded bay window, central heating radiator, ceiling rose, coving and gas fire in stone surround.

Kitchen

12'9 x 7'7 (3.89m x 2.31m)
UPVC double glazed window, range of wall and base units, wood effect worktops, stainless steel sink with draining board and traditional taps, space for freestanding cooker, boiler, plumbing for washing machine, under stairs storage, laminate floor and hardwood door to rear.

First Floor

Landing

16'1 x 5'2 (4.90m x 1.57m)
Smoke detector, stairs to second floor and doors to two bedrooms and bathroom.

Bedroom One

15'8 x 12'11 (4.78m x 3.94m)
Two hardwood double glazed leaded window and central heating radiator.

Bedroom Two

16'2 x 10' (4.93m x 3.05m)
UPVC double glazed leaded window and central heating radiator.

Bathroom

12'8 x 7'10 (3.86m x 2.39m)
UPVC double glazed window, central heating radiator, low flush WC, vanity top wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, storage and part tiled elevations.

Second Floor

Attic Room

15'7 x 14'3 (4.75m x 4.34m)
Velux window, central heating radiator and eaves storage.

External

Front

Gated courtyard.

Rear

Enclosed yard with gate access to rear street.

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