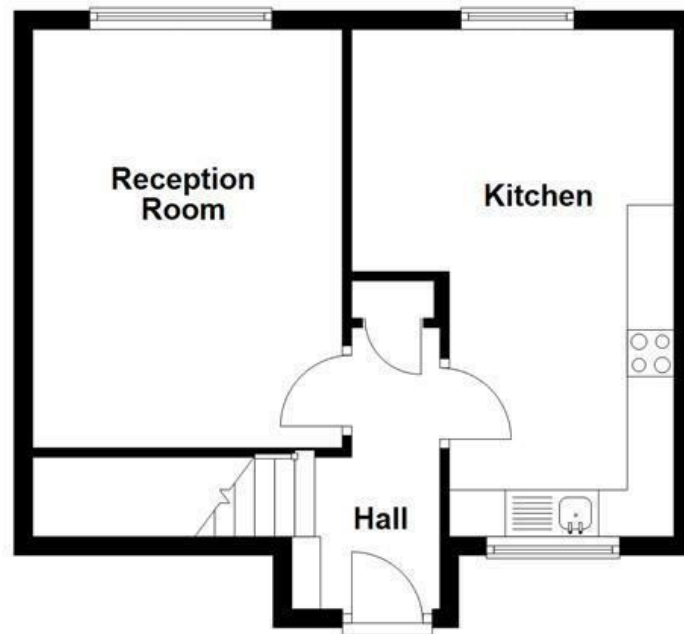
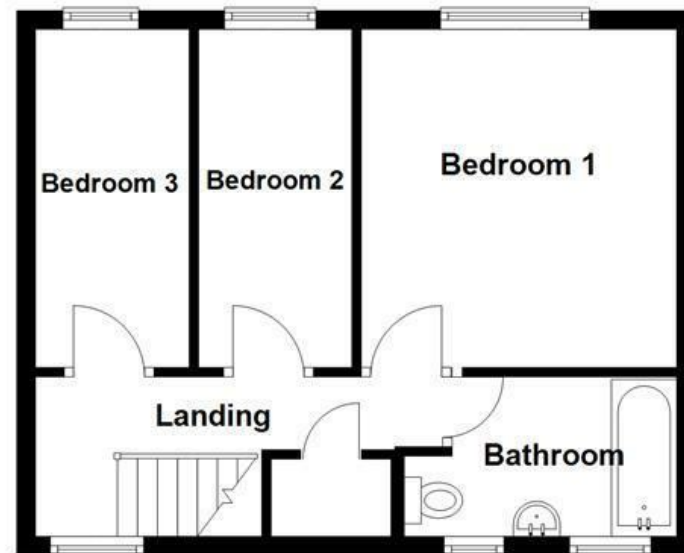


Ground Floor



First Floor



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		
	64	78
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.

Rushton Close, Nelson, BB9 8JS

£130,000

A PERFECT HOME FOR A FAMILY LOOKING TO START OUT

Nestled in the charming Rushton Close, Nelson, this delightful three-bedroom end-terrace house is a true gem that has been tastefully modernised to offer a fresh and stylish living space.

Ideal for a new family, this property boasts a welcoming and functional layout that is sure to cater to your every need. The two bedrooms designed for young children provide cosy and personal spaces for them to thrive and enjoy, while the generously sized main bedroom offers a haven of comfort and relaxation for the parents.

Situated in a family-friendly neighbourhood, this home is surrounded by nearby schools and amenities, making day-to-day life not only convenient but also enjoyable. Don't miss the opportunity to make this lovely property your own and create lasting memories in this wonderful community.

Rushton Close, Nelson, BB9 8JS

£130,000

 3  1  1  D

- End Terraced Property
 - Three Piece Family Bathroom
 - On Street Parking
 - EPC Rating: D
- Three Bedrooms
 - One Reception Room
 - Freehold
- Fitted Kitchen With Appliances
 - Enclosed Rear Garden
 - Council Tax Band: A

Ground Floor

Hall

11'6 x 5'3 (3.51m x 1.60m)

Composite entrance door, central heating radiator, smoke detector, storage cupboard, wood effect flooring, stairs to first floor and doors to reception room and kitchen.

Reception Room

14'8 x 10'11 (4.47m x 3.33m)

UPVC double glazed window, central heating radiator and TV point.

Kitchen

17'10 x 11'4 (5.44m x 3.45m)

UPVC double glazed window, central heating radiator, spotlights, wall and base units, laminate worktops, integrated single oven in high rise unit, four ring induction hob, extractor hood, glass splash back, integrated fridge freezer, plumbing for washing machine, space for dryer, breakfast bar, wood effect flooring and UPVC double glazed door to rear.

First Floor

Landing

14'5 x 5'10 (4.39m x 1.78m)

UPVC double glazed window, loft access, doors to three bedrooms and bathroom.

Bedroom One

11'9 x 11'1 (3.58m x 3.38m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'9 x 5'8 (3.58m x 1.73m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'9 x 5'8 (3.58m x 1.73m)

UPVC double glazed window and central heating radiator.

Bathroom

9'7 x 5'7 (2.92m x 1.70m)

Two UPVC double glazed frosted windows, central heating radiator, spotlights, central heated towel rail, dual flush W/C, pedestal wash basin with mixer tap, panel bath with traditional taps and electric feed shower over, extractor fan, tiled elevation and tile effect flooring.

External

Rear

Laid to lawn, paving and gated access to side.

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