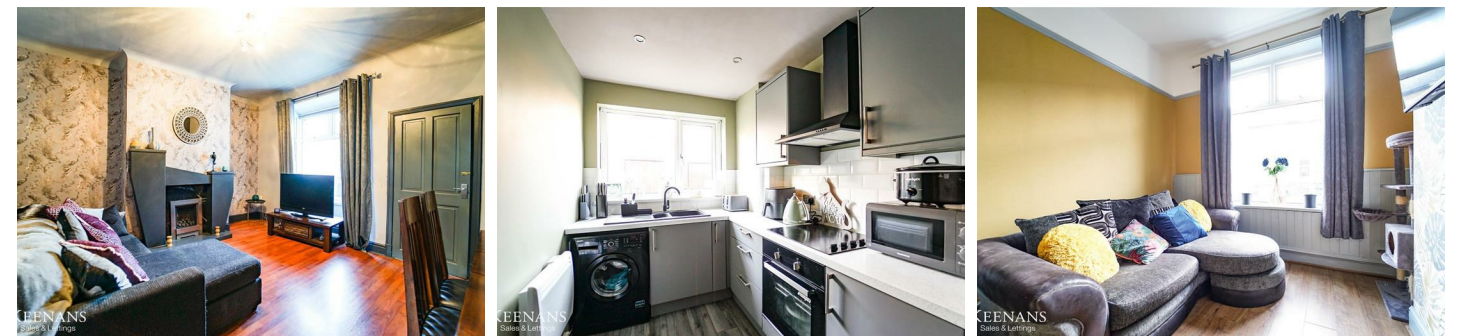
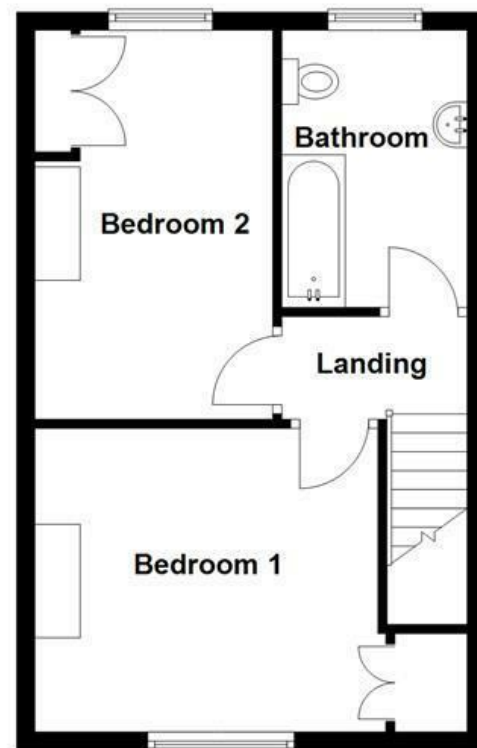


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Malvern Road, Nelson, BB9 8JR

Offers Over £100,000

SPACIOUS TERRACED HOME

Nestled on the tranquil Malvern Road in Nelson, this spacious terraced home presents an excellent opportunity for those seeking comfort and convenience. The property boasts generous living spaces, making it ideal for families or individuals who appreciate room to breathe.

One of the standout features of this home is its proximity to local amenities, ensuring that shops, schools, and recreational facilities are just a short stroll away. This accessibility enhances the appeal of the location, allowing residents to enjoy the best of both worlds: a peaceful residential environment coupled with the convenience of urban living.

The house is situated on a quiet road, providing a serene atmosphere that is perfect for relaxation after a busy day. Whether you are looking to unwind in the garden or enjoy a leisurely walk in the neighbourhood, this location offers a sense of community and tranquility.

In summary, this terraced home on Malvern Road is a delightful blend of space, convenience, and peaceful living. It is an ideal choice for anyone looking to settle in a welcoming area while still being close to essential amenities. Do not miss the chance to make this charming property your new home.

Malvern Road, Nelson, BB9 8JR

Offers Over £100,000

 2  1  2  D

- Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Two Bedrooms
 - Three Piece Bathroom
 - Leasehold
- Two Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Hall

11'4 x 5'6 (3.45m x 1.68m)
UPVC double glazed frosted leaded entrance door, hardwood single glazed frosted leaded window, central heating radiator, stairs to first floor and doors to two reception rooms.

Reception Room One

11'2 x 9'7 (3.40m x 2.92m)
UPVC double glazed window, central heating radiator, picture rail, TV point and wood effect flooring.

Reception Room Two

15'8 x 13'10 (4.78m x 4.22m)
UPVC double glazed window, central heating radiator, coving, gas fire in decorative surround, wood effect flooring and door to kitchen.

Kitchen

16' x 6'8 (4.88m x 2.03m)
UPVC double glazed window, storage heater, spotlights, wall and base units, laminate worktops, one and half bowl composite sink with draining board and mixer tap, integrated single oven, four ring electric hob, extractor hood, tiled splash back, plumbing for washing machine, integrated fridge freezer, wood effect laminate flooring and door to rear.

First Floor

Landing

10'2 x 6'8 (3.10m x 2.03m)
Doors to two bedrooms and bathroom.

Bedroom One

12'6 x 11' (3.81m x 3.35m)
UPVC double glazed window, central heating radiator, picture rail and storage.

Bedroom Two

13'11 x 8'8 (4.24m x 2.64m)
UPVC double glazed window, central heating radiator, picture rail, storage cupboard and wood effect laminate flooring.

Bathroom

10'1 x 6'7 (3.07m x 2.01m)
UPVC double glazed window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, part PVC elevation and tile effect flooring.

External

Front

Bedding area.

Rear

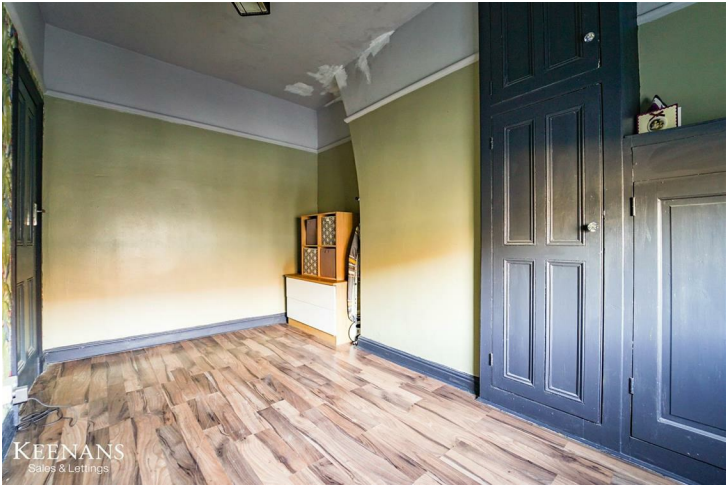
Paved yard, out building and gated access to rear street.

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