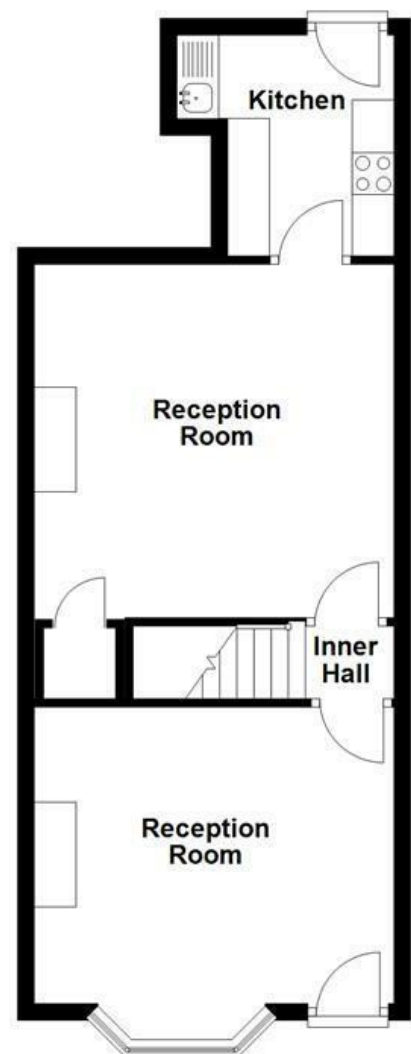
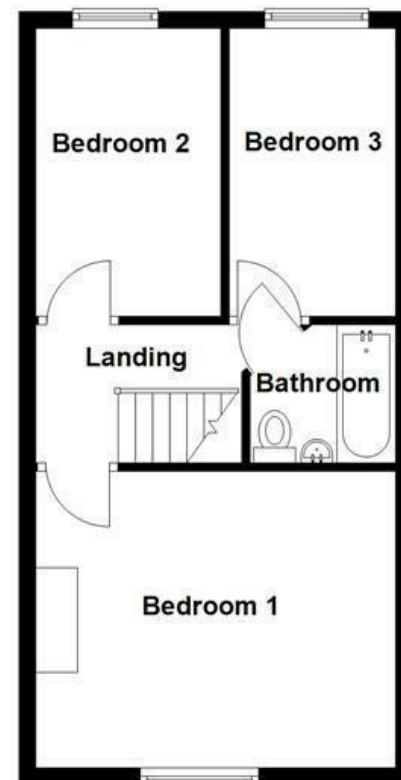


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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.

## Leeds Road, Nelson, BB9 8ET

### £120,000

CHARMING THREE BEDROOM MID TERRACE HOME

Located on the vibrant Leeds Road in Nelson, this charming mid-terrace house offers a delightful blend of space and comfort, making it an ideal family home. With three generously sized bedrooms, there is ample room for relaxation and personal space. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family.

The well-appointed kitchen provides a functional area for culinary pursuits, while the front and rear yards offer outdoor spaces for leisure and gardening. The location is particularly advantageous, as it is conveniently situated close to a variety of amenities, ensuring that daily necessities are just a stone's throw away.

This property presents an excellent opportunity for those seeking a spacious home in a thriving community. With its appealing features and prime location, it is sure to attract interest from a range of potential buyers. Do not miss the chance to make this lovely house your new home.



Leeds Road, Nelson, BB9 8ET  
£120,000



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

Ground Floor

Reception Room One

14'1 x 11'7 (4.29m x 3.53m)

Composite entrance door, UPVC double glazed bay window, central heating radiator, coving, gas fire, marble effect hearth and surround and door to inner hall.

Inner Hall

Stairs to first floor and door to reception room two.

Reception Room Two

13'11 x 13'10 (4.24m x 4.22m)

UPVC double glazed window, central heating radiator, coving, gas fire, marble effect hearth and surround, under stairs storage and door to kitchen.

Kitchen

8'8 x 6'6 (2.64m x 1.98m)

UPVC double glazed box window, wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, space for freestanding cooker, plumbing for washing machine, space for fridge freezer, tiled elevation, lino flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

8'5 x 5'5 (2.57m x 1.65m)

Smoke alarm, loft access and doors to three bedrooms and bathroom.

Bedroom One

14'6 x 11'2 (4.42m x 3.40m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'1 x 7'4 (3.38m x 2.24m)

UPVC double glazed window, central heating radiator and Worcester boiler.

Bedroom Three

11'3 x 6'7 (3.43m x 2.01m)

UPVC double glazed window and central heating radiator.

Bathroom

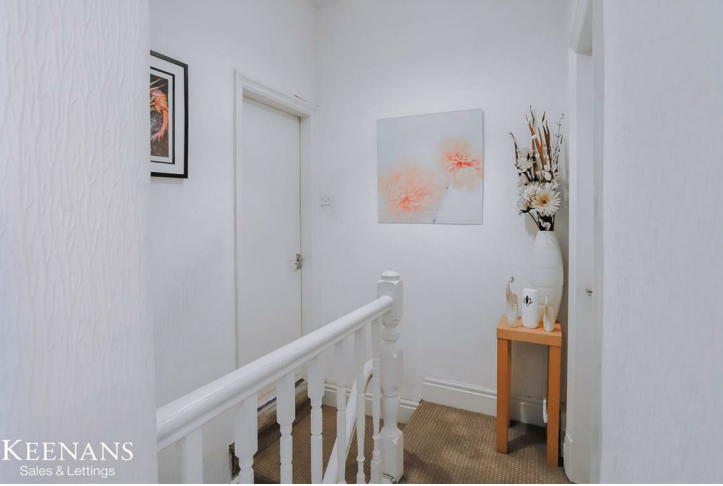
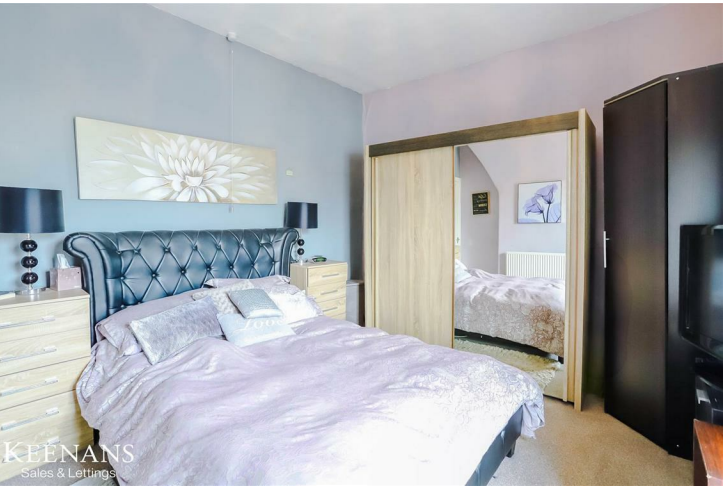
5'8 x 5'5 (1.73m x 1.65m)

Spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, spotlights, storage, tiled elevation and wood effect lino flooring.

External

Rear

Enclosed paved yard and gated access to rear.



Tel: 01282469023

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