



## Cobden Street, Nelson, BB9 0AH

### Offers Over £40,000

IDEAL INVESTMENT OPPORTUNITY NOT TO BE MISSED

Situated on Cobden Street in the town of Nelson, this end terrace house presents an excellent opportunity for investors or first time buyers. The property features a well appointed first floor layout, comprising one spacious bedroom and a shower room, ensuring comfort and convenience.

The open plan living and kitchen area is designed to maximise space and light, creating a welcoming environment for relaxation and entertaining. The property also boasts a cellar, providing additional storage or potential for further development, subject to the necessary permissions.

Situated in close proximity to the town centre, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and public transport links. This prime location enhances the appeal of the property, making it an ideal choice for those seeking a vibrant community atmosphere.

With its attractive features and strategic location, this end terrace house on Cobden Street is a promising investment opportunity that should not be missed. Whether you are looking to expand your property portfolio or find a cosy home, this residence offers a perfect blend of comfort and convenience.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 89        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   | 7       |           |
| (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.



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 1  1  1  G

- Tenure Freehold
  - On Street Parking
  - Spacious Bedroom With Shower Room
- Council Tax Band A
  - Ideal Investment Opportunity
  - Close Proximity To Local Amenities
- EPC Rating G
  - Open Plan Living/Kitchen Area
  - Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed door to open plan living/kitchen area.

Open Plan Living/Kitchen Area

UPVC double glazed window, smoke alarm electric heater, wall and base units, plumbed for washing machine, space for under counter fridge, stainless steel sink with mixer tap, tiled splash back, spiral staircase to lower ground floor and first floor.

Lower Ground Floor

Door to cellar.

Cellar

Electric heater and window.

First Floor Bedroom One

UPVC double glazed window, smoke alarm, electric heater and door to shower room.

Shower Room

UPVC double glazed window, pedestal wash basin, enclosed electric feed shower, part tiled elevation and tiled floor.

