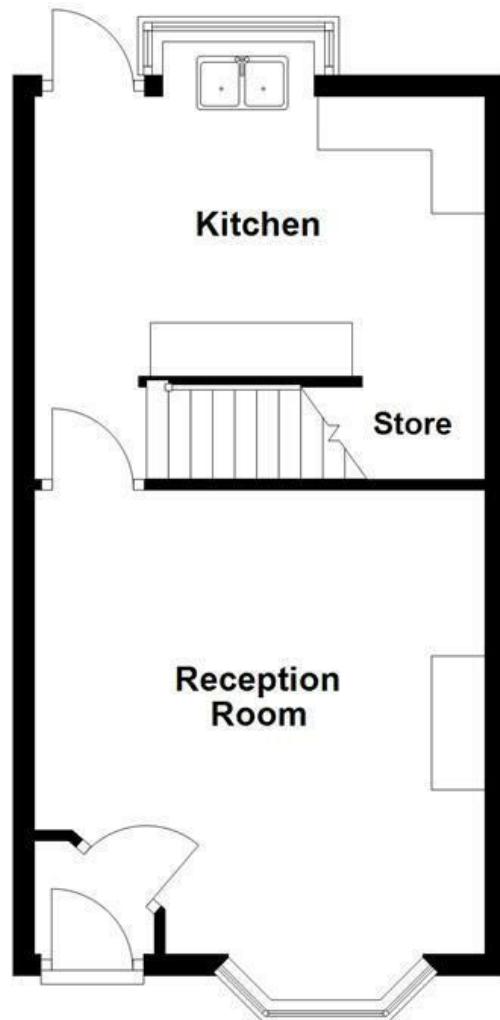
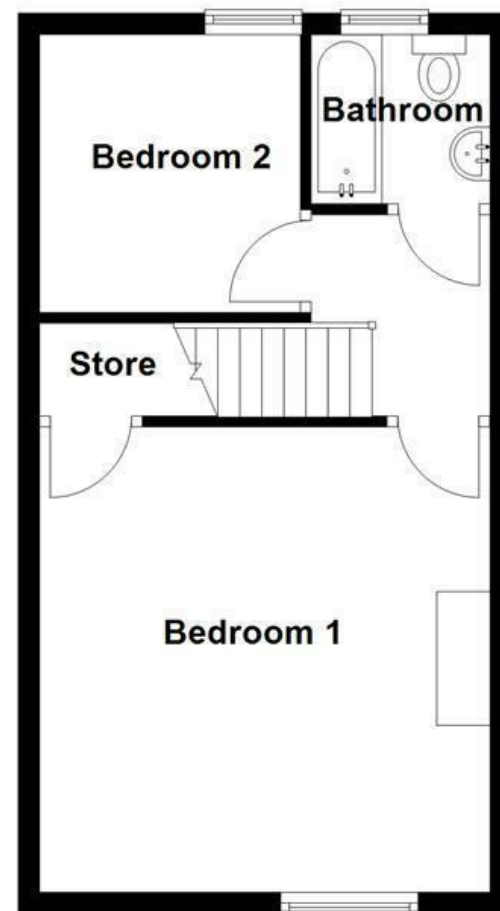


Ground Floor



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		
	71	81
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.

Mayfair Road, Nelson, BB9 8JP

Offers Over £80,000

TWO BEDROOM TERRACE IN NELSON

Nestled on the charming Mayfair Road in Nelson, this delightful mid-terrace house presents an excellent opportunity for couples seeking their first home together or for those considering a rental investment. The property boasts a generous living room, providing ample space for relaxation and entertaining guests.

With two well-proportioned bedrooms, including a spacious double bedroom, this home is designed to accommodate a variety of lifestyles. The second bedroom offers versatility, perfect for use as a guest room, study, or nursery.

The low-maintenance rear yard is an added bonus, allowing for easy outdoor enjoyment without the burden of extensive upkeep. This feature is particularly appealing for those who wish to spend more time enjoying their home and less time on gardening chores.

Overall, this property combines comfort and practicality, making it an ideal choice for anyone looking to settle in a welcoming neighbourhood. Whether you are embarking on a new chapter with a partner or seeking a sound investment, this house on Mayfair Road is certainly worth considering.

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Mayfair Road, Nelson, BB9 8JP

Offers Over £80,000

 **2**  **1**  **1**  **C**

- Spacious Mid Terrace Property
- Modern Fitted Kitchen
- On Street Parking
- EPC Rating C
- Two Bedrooms
- Ideal Rental Investment
- Tenure Leasehold
- Three Piece Bathroom Suite
- Enclosed Yard to Rear
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'8 x 3'2 (1.12m x 0.97m)

UPVC double glazed frosted front door and door to reception room.

Reception Room

14'3 x 13'10 (4.34m x 4.22m)

UPVC double glazed part frosted, leaded stained glass bay window, central heating radiator, coving, television point, wood effect flooring and door to inner hall.

Inner Hall

Door to kitchen and stairs to first floor.

Kitchen

13'10 x 8'7 (4.22m x 2.62m)

UPVC double glazed box window, central heating radiator, range of panelled wall and base units with solid wood work surfaces, tiled splashback, stainless steel double sink with traditional taps, space for fridge freezer, space for oven, wall mounted boiler, wood effect flooring, open to under stairs storage and UPVC double glazed door to rear.

First Floor

Landing

5'2 x 2'8 (1.57m x 0.81m)

Central heating radiator, wood effect flooring, doors leading to two bedrooms and bathroom.

Bedroom One

14'3 x 13'11 (4.34m x 4.24m)

UPVC double glazed window, central heating radiator, wood effect flooring and door to over stairs storage.

Bedroom Two

8'7 x 8'5 (2.62m x 2.57m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

5'6 x 5'2 (1.68m x 1.57m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, partially tiled elevations and tiled effect flooring.

External

Rear

Enclosed paved yard with gate to shared access.



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