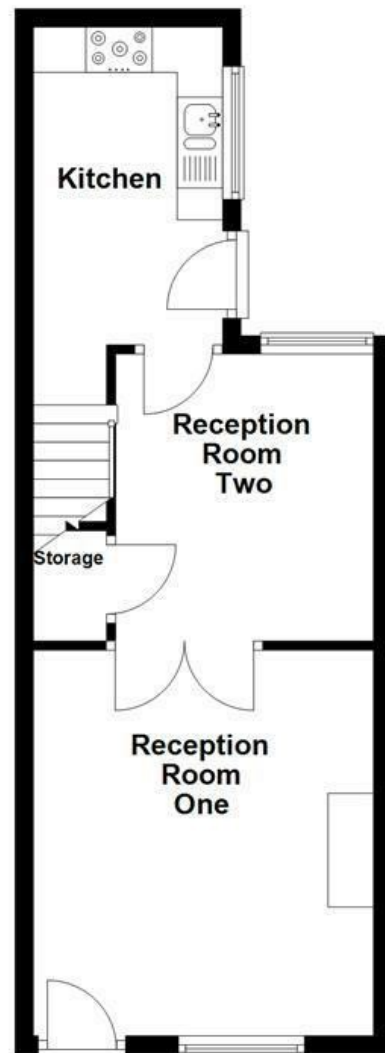
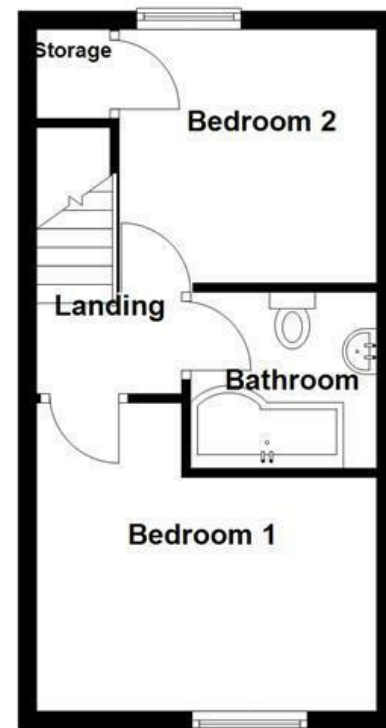


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(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.

Beresford Street, Nelson, BB9 0JB

£99,950

NEWLY RENNOVATED MID TERRACED HOME WITH VIEWING ESSENTIAL

Situated on Beresford Street in the town of Nelson, this newly renovated house presents an excellent opportunity for those seeking a modern yet comfortable home. The property boasts two spacious reception rooms, perfect for both relaxation and entertaining. One of these rooms is thoughtfully fitted with a media wall, creating an ideal space for movie nights or family gatherings, while the other seamlessly flows into the kitchen area.

The house features two generous bedrooms, providing ample space for rest and personalisation. Each room is designed to offer comfort and tranquillity, making it a perfect retreat after a long day. The property also includes a front pebbled garden, adding to its appeal and providing a pleasant outdoor space for enjoying the fresh air.

This delightful home combines contemporary living with practical design, making it suitable for a variety of lifestyles. Whether you are a first-time buyer, a small family, or looking to downsize, this property is sure to meet your needs. With its prime location and modern amenities, this house on Beresford Street is a must-see for anyone looking to settle in Nelson.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Beresford Street, Nelson, BB9 0JB

£99,950

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

- Tenure Leasehold
 - On Street Parking
 - Ideal First Time Buy Or Home For A Small Family
- Council Tax Band A
 - Renovated Throughout
 - Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating C
 - Viewing Essential
 - Low Maintenance Garden Space

Ground Floor

Entrance

Composite frosted door to reception room one.

Reception Room One

13'11 x 12'3 (4.24m x 3.73m)

UPVC double glazed window, central heating radiator, media wall spotlights, alcove shelving with spotlights and doors to reception room two.

Reception Room Two

10'7 x 10'4 (3.23m x 3.15m)

UPVC double glazed window, central heating radiator, spotlights, door to under stairs storage and open access to kitchen.

Kitchen

11'6 x 6'9 (3.51m x 2.06m)

UPVC double glazed window, central heating radiator, range of wall and base units, granite effect work tops, composite one and a half sink and drainer with mixer tap, integrated oven in a high rise unit, five ring gas hob, tiled splash back, extractor hood, space for washing machine, wood effect flooring, stairs to first floor and UPVC double glazed door to rear.

First Floor

Landing

5'4 x 3'10 (1.63m x 1.17m)

Central heating radiator, loft access, doors to two bedrooms and bathroom.

Bedroom One

13'9 x 8'6 (4.19m x 2.59m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'9 x 8'6 (3.28m x 2.59m)

UPVC double glazed window, central heating radiator and integrated storage/boiler cupboard.

Bathroom

7'5 x 6'5 (2.26m x 1.96m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, L shaped panel bath with mixer tap and rinse head, part tiled elevation, wood effect flooring and spotlights.

External

Rear

Enclosed paved yard.

Front

Pebbled garden with paving and stone steps leading to front entrance door.



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