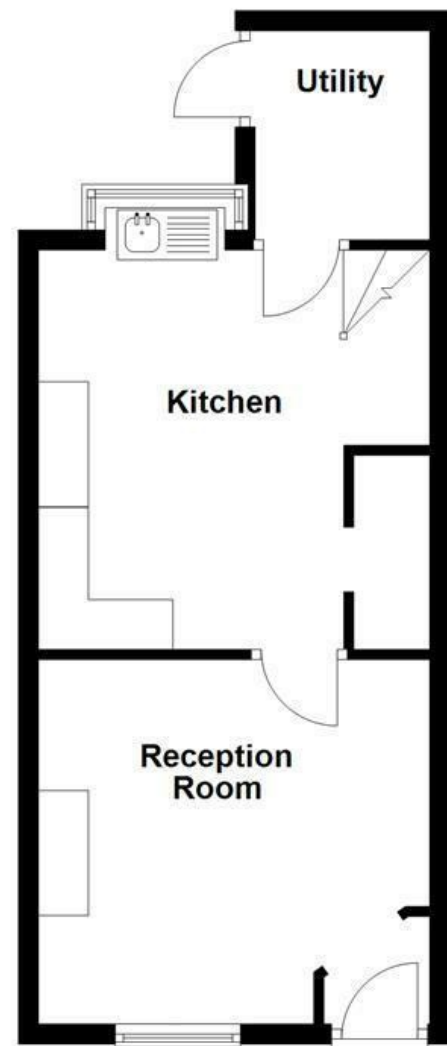


Ground Floor



First Floor



Fir Street, Nelson, BB9 9RQ

Offers Over £60,000

TWO BEDROOM INVESTMENT OPPORTUNITY IN NELSON

Situated on Fir Street in the town of Nelson, this delightful two-bedroom house presents an excellent opportunity for those looking to create their ideal home. As you step inside, you are welcomed by a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. This area seamlessly flows into the kitchen, which is equipped with wall and base units, providing ample storage and workspace for culinary enthusiasts.

Adjoining the kitchen, you will find a practical utility room, ideal for laundry and additional storage needs. The under-stair storage area further enhances the functionality of the ground floor, ensuring that every inch of space is utilised effectively.

Venturing upstairs, the property boasts a generously sized master bedroom, alongside a second well-proportioned bedroom, both of which offer a peaceful retreat at the end of the day. The layout is thoughtfully designed to cater to the needs of a small family or professionals seeking extra space.

Outside, the rear yard is designed for low maintenance, allowing you to enjoy outdoor living without the burden of extensive upkeep. While the house does require some work, it presents a fantastic canvas for those with a vision to transform it into a modern haven.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	52	90
(81-91) B		
(69-80) C		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Fir Street, Nelson, BB9 9RQ
Offers Over £60,000

 2  1  1  E

- Tenure Freehold
 - On Street Parking
 - Two Well Proportioned Bedrooms
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Bursting With Potential
 - Enclosed Rear Yard
- EPC Rating E
 - Ideal Investment Opportunity
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC door to vestibule.

Vestibule

3'6 x 3'6 (1.07m x 1.07m)
Open doorway to reception room.

Reception Room

12'10 x 11'11 (3.91m x 3.63m)
UPVC double glazed window, central heating radiator, gas fire with surround and tiled hearth, picture rail and door to kitchen.

Kitchen

13'1 x 9'10 (3.99m x 3.00m)
UPVC double glazed window, central heating radiator, wall and base units, laminate work top, stainless steel sink and drainer, tiled splash back, part wood panelled elevation, stairs to first floor, wood effect flooring, door to utility and open access to under stairs storage.

Utility

6'10 x 5'11 (2.08m x 1.80m)
Access to boiler and door to rear.

First Floor

Landing

6'3 x 5'9 (1.91m x 1.75m)
Loft access, doors to two bedrooms and bathroom.

Bedroom One

12'11 x 11'11 (3.94m x 3.63m)
UPVC double glazed window and central heating radiator.

Bedroom Two

9'10 x 6'10 (3.00m x 2.08m)
UPVC double glazed window, central heating radiator and integrated storage.

Bathroom

6'8 x 6'2 (2.03m x 1.88m)
Central heating radiator, low flush WC, pedestal wash basin, panel bath with mixer tap and rinse head, part tiled elevation and lino flooring.

External

Rear

Enclosed yard.



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