



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 £80,000

AN ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Located on Fir Street in the charming town of Nelson, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a spacious lounge that seamlessly flows into an open-plan kitchen and living area, creating a warm and inviting space perfect for entertaining or relaxing with family.

With two generously sized double bedrooms, this home offers ample accommodation for individuals or small families. The family bathroom is conveniently located, ensuring comfort and practicality for everyday living.

Outside, the property features a rear yard, providing a private outdoor space for gardening, al fresco dining, or simply enjoying the fresh air.

This terraced house is not only a great investment but also a wonderful starter home, situated in a friendly neighbourhood with easy access to local amenities. Whether you are looking to make your first step onto the property ladder or seeking a promising rental opportunity, this home on Fir Street is sure to impress.

Fir Street, Nelson, BB9 9RQ

Offers Over £80,000

 **2**  **1**  **1**  **D**

- Tenure Freehold
 - On Street Parking
 - Viewing Essential
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Two Well Proportioned Bedrooms
 - Ample Indoor Open Plan Space
- EPC Rating D
 - Ideal First Time Buy Or Investment Opportunity
 - Easy Access To Major Network Links

Ground Floor

Entrance

Composite door to reception room.

Reception Room

13'3 x 12'2 (4.04m x 3.71m)

UPVC double glazed window, central heating radiator, smoke alarm, dado rail, electric fire, open access to kitchen and wood effect laminate flooring.

Kitchen

13'11 x 12'11 (4.24m x 3.94m)

UPVC double glazed window, central heating radiator, wood panel wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, oven, four ring gas hob, plumbed for washing machine, space for fridge freezer, PVC to ceiling, PVC and panel elevation, under stairs storage, stairs to first floor, wood effect lino flooring and UPVC frosted door to rear.

First floor

Landing

6' x 4'11 (1.83m x 1.50m)

Smoke alarm, wood clad to ceiling, doors to two bedrooms and bathroom.

Bedroom One

13' x 12' (3.96m x 3.66m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'4 x 6'7 (4.06m x 2.01m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bathroom

8'2 x 5'11 (2.49m x 1.80m)

UPVC frosted window, central heating radiator, panel bath, dual flush WC, pedestal wash basin, Ideal boiler, partial PVC elevation and lino flooring.

External

Rear

Enclosed paved yard.

Front

Enclosed paving.



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