

DESCRIPTION

***** 2 BEDROOM - GARDEN FRONTED - MID TERRACED*****

Attention Investors and First-Time Buyers!

Here's an unmissable opportunity to breathe new life into a charming 2-bedroom terraced home in the heart of Nelson. Nestled in a welcoming neighbourhood, this property beckons with the promise of transformation and potential.

Step inside to discover a canvas awaiting your creative touch. With a little love and attention, this home could be transformed into something truly spectacular. Picture cosy evenings in the spacious living area, or delightful gatherings in the well-appointed kitchen. Outside, a garden frontage offering fantastic space from the hustle and bustle of daily life. A rear yard and utility area provide additional space for outdoor activities and practical needs.

Whether you're an astute investor seeking your next project or a first-time buyer eager to put your stamp on your own home, this opportunity is not to be missed. Don't let this gem slip through your fingers - seize the chance to revive this property and unlock its full potential.

Arrange a viewing today and prepare to make your dreams a reality!





BRITISH
PROPERTY
AWARDS
2023

GOLD WINNER

ESTATE AGENT
IN BURNLEY





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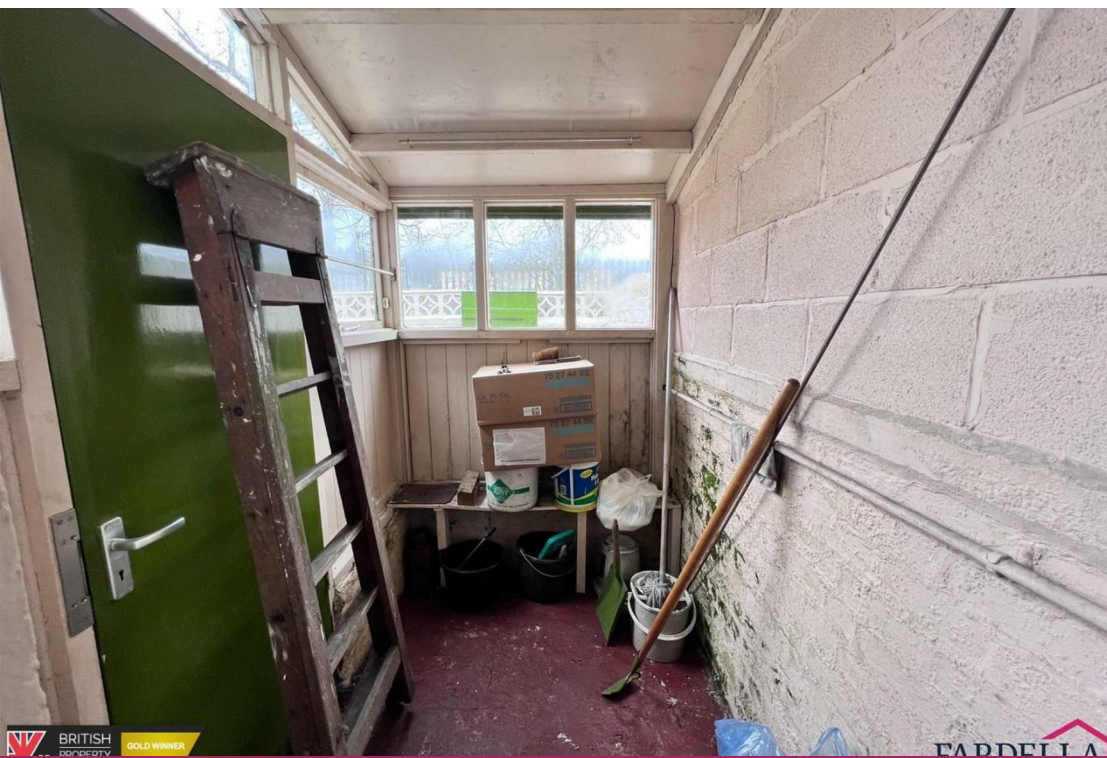




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**FARDELLA
& BELL**



Brief description

Inside, the property boasts gas central heating and double glazing, ensuring warmth and energy efficiency throughout.

Don't delay – seize the opportunity to explore this property first-hand!

Call us today to book your viewing appointment and take the first step towards making this charming terraced home with period features yours. With its potential and promise, this property won't stay on the market for long.

Contact us now and let's make your property dreams a reality!

Rooms & sizes

Entrance vestibule 3'05 x 3'1

Living room 12'1 x 16'0

Kitchen 10'5 x 10'5

Bedroom one 12'1 x 13'6

Bedroom two 11'8 x 7'5

Bathroom 7'7 x 3'7

Outhouse to the rear 6'9 x 4'7

Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Freehold' and the Council Tax Band is 'A'

Parking - On Street

Rights and easements – Unknown by vendor

Restrictions – Unknown by vendor

Building safety – Property in need of full renovation work

Accessibility/Adaptations – No adaptations

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – for the property itself and its immediate locality

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

Disclaimer

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be given or implied as to their working order

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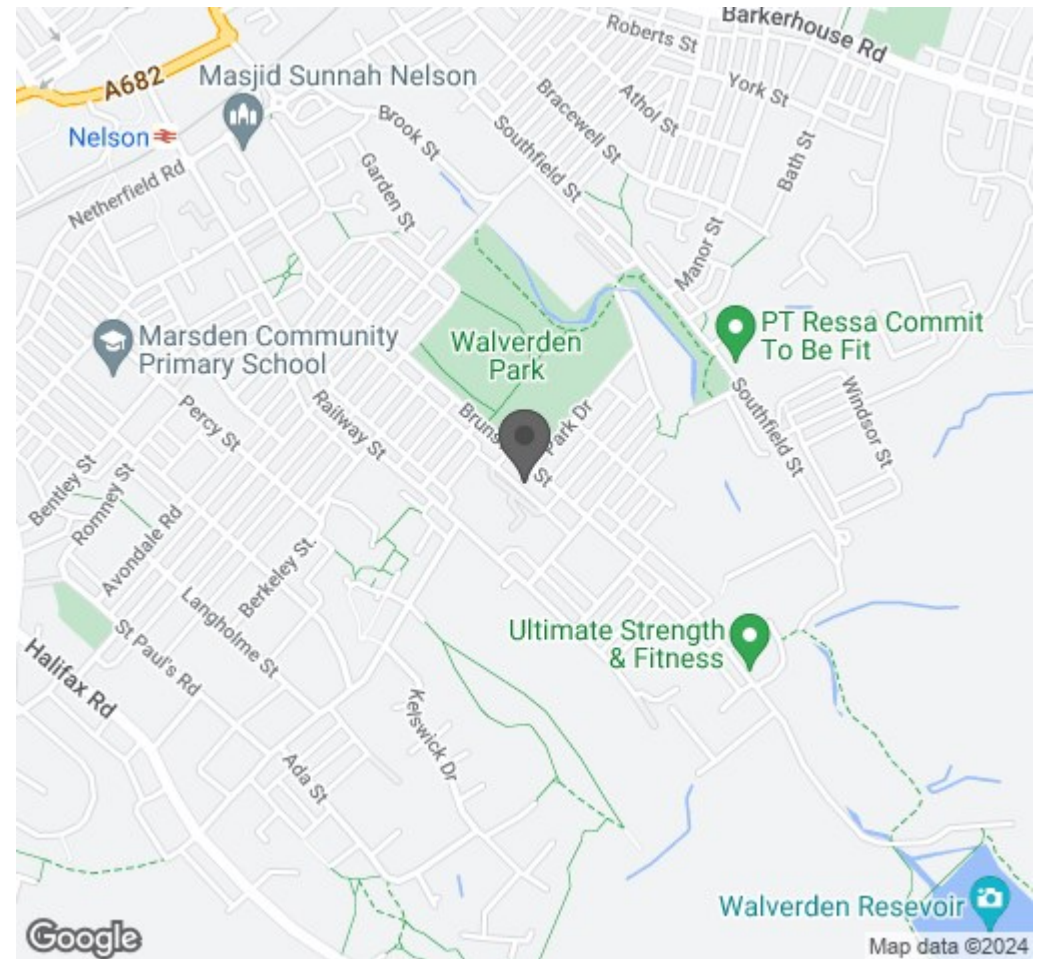
Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

For the latest upcoming properties make sure you follow our socials on instagram @fardella_bell_estate_agents and facebook @fardella & bell estate agents

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|--|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 40 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |





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