



athertons  
estate agents



3 Joseph Street, Nelson, BB9 8PD  
£129,950



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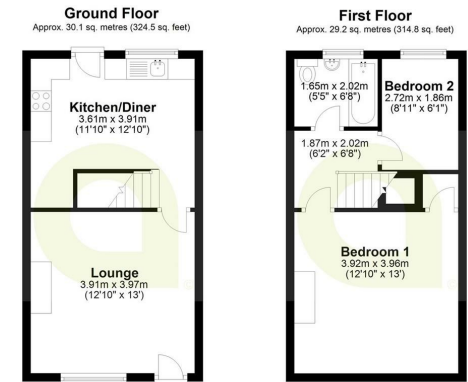
A beautifully finished 2 bedroom terraced property on this popular, quiet street in Barrowford. The property has undergone recent refurbishment and is in immaculate condition throughout.

Situated on a quiet row in the heart of Barrowford Village, a stroll away to Barrowford Park, shops, bars and bistros. A short drive away to the M65 motorway giving easy access to Burnley, Preston, Manchester and beyond.

This mid terrace property briefly comprises of: a comfortable sized living room with central inset electric fireplace, inner hallway with a staircase leading to the first floor / landing and a fitted dining kitchen with ample worktop and storage space, under stair storage and access out to the rear yard. On the first floor you will find two well proportioned bedrooms and a three piece bathroom suite.

Externally to the rear is a good sized, South-Facing rear yard. With the added benefits of uPVC double glazing and gas fired central heating throughout. Perfect for a first time buyer. Early viewing are advised.

Council Tax Band 'A'



Total area: approx. 59.4 sq. metres (639.2 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		88	
		67	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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