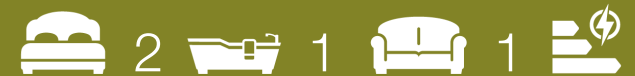




athertons
estate agents



26 Lower Clough Street, Nelson, BB9 8PQ
£135,000



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We are delighted to offer to market this attractive garden fore courted two bedroom terrace property with garden. Set in the popular village of Barrowford, close to the wine bars, restaurants and boutiques, but within close proximity of the major road networks linking the North West business hubs.

The property is perfect for first time buyers or investors looking for a ready to rent property!

The property comprises of a good sized lounge with feature fireplace, modern dining kitchen and separate utility room with WC. To the first floor there are two bedrooms and house shower room. Externally the property enjoys a forecourt front garden, rear garden with laid artificial turf.

From buying your first home to moving up the property ladder, whether you're upgrading or downsizing, we know how time-consuming it can be to find the right mortgage. We're here to take the stress out of the situation and find you the best residential mortgage for you and your circumstances. We support on form-filling, financial checks, and all that property jargon, answering any questions you have and guiding you through the application process - you can relax and look forward to settling into your new pad. Our finance team understand that this type of finance is time-critical, so you can rely on us to meet your short-term finance needs.



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