

Because life is

PettyTM
Real

22 Kensington Street
Nelson
BB9 7DQ



For Sale

Price £77,000

- Two-bedroom mid-terrace in Nelson
- Traffic-free position with a quiet outlook
- Garden frontage providing outdoor seating space
- Lounge with natural light and good proportions



Nestled in a traffic-free position on Kensington Street, Nelson, this two-bedroom mid-terrace offers a promising opportunity for first-time buyers or investors seeking a property to add value through cosmetic improvements. Set back from the roadside, it benefits from a peaceful outlook and a garden to the front, providing a welcoming approach to the home.

On entering the property, you are greeted by a well-proportioned lounge, ideal for relaxing or entertaining guests, with a large window allowing natural light to flow through the space. The kitchen is positioned to the rear, providing scope for modernisation to create a functional and stylish dining kitchen to suit contemporary living.

To the first floor, there are two good-sized bedrooms, each offering potential for redecoration to add your personal touch and maximise the property's appeal. The accommodation is completed by a three-piece bathroom suite, which, with some updating, could be transformed into a fresh and modern space.

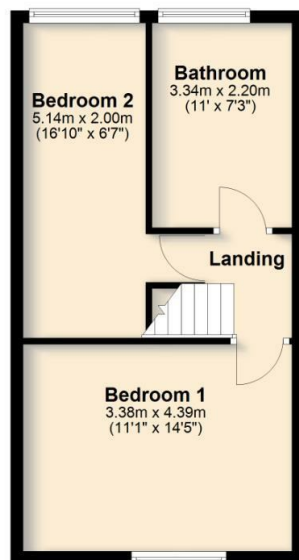
Externally, the property enjoys a garden frontage, providing a pleasant outdoor seating area in a quiet setting, while the rear offers additional outdoor space for bins or storage.

With its quiet location, potential for improvement, and excellent access to local amenities and transport links, this mid-terrace represents a fantastic opportunity to create a comfortable home or investment in a convenient Nelson location.

Ground Floor

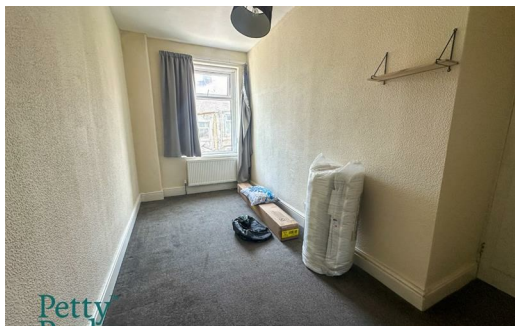


First Floor



Total area: approx. 80.6 sq. metres (867.2 sq. feet)

All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



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.