



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	73	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Napier Street, Nelson, BB9 0RA

£120,000

A FANTASTIC TWO BEDROOM MID TERRACE PROPERTY WITH OFF ROAD PARKING

Located in the heart of Nelson, this charming mid-terrace house on Napier Street presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a spacious living area, perfect for both relaxation and entertaining. The modern kitchen is well-equipped, making meal preparation a delight.

This home features two comfortable bedrooms, providing ample space for rest and privacy. Additionally, it includes both a shower room and a separate bathroom, catering to the needs of a busy household.

Outside, the property is complemented by a large front garden, offering a pleasant outdoor space, while the rear yard provides further potential for gardening or leisure activities. Off-road parking is also available, a valuable asset in this bustling area.

With its convenient location and thoughtful layout, this property is not just a house but a welcoming home ready for new memories. Don't miss the chance to make it yours.

Napier Street, Nelson, BB9 ORA

£120,000

2 2 1 C

- Two Bedroom Mid Terrace Home
- Shower Room And Separate Bathroom
- Off Road Parking
- Tenure - Freehold
- Spacious Living Room
- Large Front Garden And Rear Yard
- EPC Rating - C
- Modern Fitted Kitchen
- Ideal First Time Buy Or Investment
- Council Tax Band - A

Ground Floor

Entrance Vestibule

4'1 x 3'5 (1.24m x 1.04m)

Reception Room

13'6 x 12'10 (4.11m x 3.91m)

Kitchen

13'5 x 10'2 (4.09m x 3.10m)

First Floor

Landing

7'2 x 3'4 (2.18m x 1.02m)

Bedroom One

13 x 10'3 (3.96m x 3.12m)

Shower Room

13 x 2'8 (3.96m x 0.81m)

Bedroom Two

13'9 x 10'2 (4.19m x 3.10m)

Bathroom

8'6 x 4'1 (2.59m x 1.24m)

External

Front

Large front garden, driveway.



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