



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Alpha Street, Nelson, BB9 8RQ

### £299,950

A FANTASTIC FAMILY HOME

Located on Alpha Street in the charming town of Nelson, this impressive end-terrace house has been thoughtfully renovated, combining two properties into one expansive family home. With a generous layout, the residence boasts six well-proportioned bedrooms, making it ideal for larger families or those seeking ample space.

Upon entering, you are greeted by two large reception rooms that provide a welcoming atmosphere for both relaxation and entertaining. The modern kitchen is designed with functionality in mind, offering a perfect space for culinary enthusiasts. The property features three bathrooms, including a family bathroom on the first floor and a convenient shower room on the second floor, ensuring that morning routines run smoothly for everyone.

The basement is a notable highlight, comprising two spacious rooms that can serve various purposes, whether as additional living space, a home office, or a playroom for children. The ground floor also includes a downstairs shower room and a separate utility room, adding to the practicality of the home.

Outside, the rear yard offers a private outdoor space, perfect for enjoying the fresh air or hosting gatherings. The location is particularly advantageous, with easy access to local amenities and excellent motorway transport links, making commuting a breeze.

This remarkable property presents a unique opportunity for those seeking a versatile and spacious family home in a well-connected area. Don't miss the chance to make this stunning house your new home.



# Alpha Street, Nelson, BB9 8RQ

£299,950



- Converted Terraced Property (Originally Two Properties)
- Three Bathrooms
- On Street Parking
- EPC Rating: E (no 1) & D (no 3)

- Six Bedrooms And Dressing Room
- Spacious Fitted Kitchen
- Tenure: Leasehold

- Three Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: A

## Ground Floor

### Reception Room One

18'1 x 12'6 (5.51m x 3.81m)

Composite frosted entrance door, two UPVC double glazed windows, central heating radiator, coving, ceiling rose, smoke alarm, gas fire and door to inner hall.

### Inner Hall

5'1 x 2'9 (1.55m x 0.84m)

Stairs to first floor and door to reception room two and kitchen.

### Reception Room Two

18'6 x 17'5 (5.64m x 5.31m)

Three UPVC double glazed windows, central heating radiator, coving, smoke alarm, three feature wall lights, TV point, door to stair to lower ground floor and UPVC double glazed door to utility room.

### Utility Room

14'6 x 6'8 (4.42m x 2.03m)

Two Velux windows, base units, marble effect worktops, stainless steel sink with draining board and mixer tap, plumbing for washing machine, tiled flooring, door to shower room and UPVC double glazed frosted door to side.

### Shower Room

6'8 x 2'7 (2.03m x 0.79m)

Central heating radiator, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower and rinse head in enclosure, extractor fan, PVC panel ceiling, PVC panel elevation and tiled floor.

### Reception Room Three

13'10 x 13'5 (4.22m x 4.09m)

Composite entrance door, UPVC double glazed window, central heating radiator, coving, smoke alarm, spotlights, gas fire, marble effect tiled floor, stairs to first floor and open access to kitchen.

### Kitchen

18'11 x 12'1 (5.77m x 3.68m)

Three UPVC double glazed windows, two Velux windows, upright central heating radiator, spotlights, gloss wall and base units, marble effect worktops, composite sink with draining board and mixer tap, Range cooker with seven burner gas hob, extractor hood, integrated microwave, space for American style fridge freezer, breakfast bar, TV point, PVC panel ceiling, tiled elevation, tiled floor and UPVC double glazed French doors to rear.

## Lower Ground Floor (no 1)

### Hall

5'11 x 4'3 (1.80m x 1.30m)

PVC panel ceiling and doors to two office rooms.

### Office Room One

15'6 x 11'10 (4.72m x 3.61m)

Central heating radiator, storage and PVC panel ceiling.

## Office Room Two

16'6 x 11'3 (5.03m x 3.43m)

Central heating radiator, gloss base units, granite effect worktops, inset composite sink with mixer tap, storage and PVC panel ceiling.

## First Floor (no 1)

### Landing

13'11 x 5'11 (4.24m x 1.80m)

UPVC double glazed window, central heating radiator, smoke alarm, door to stairs to second floor and doors to three bedrooms and bathroom.

### Bedroom One

15'8 x 9'9 (4.78m x 2.97m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Two

12'4 x 9'4 (3.76m x 2.84m)

UPVC double glazed window, central heating radiator, coving and ceiling fan.

### Bedroom Three

12'7 x 8'4 (3.84m x 2.54m)

UPVC double glazed window, central heating radiator, ceiling fan and storage.

### Bathroom

11'4 x 6'3 (3.45m x 1.91m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, wood panel bath with mixer tap, direct feed rainfall shower with rinse head in enclosure, PVC panel ceiling, PVC panel elevation and wood effect flooring.

## First Floor (no 3)

### Landing

9'x 6'6 (2.74mx 1.98m)

Smoke alarm and doors to two bedrooms and shower room.

### Bedroom Five

14'2 x 13'10 (4.32m x 4.22m)

UPVC double glazed window, central heating radiator and spotlights.

### Bedroom Six

10'10 x 7'6 (3.30m x 2.29m)

UPVC double glazed window, central heating radiator and spotlights.

### Shower Room

7' x 5'8 (2.13m x 1.73m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower and rinse head in enclosure, extractor fan, PVC panel ceiling, tiled elevation and tiled floor.

## Second Floor (no 1)

### Bedroom Four

15'10 x 9'11 (4.83m x 3.02m)

Velux window, central heating radiator and door to dressing room.

### Dressing Room

19'5 x 13' (5.92m x 3.96m)

Velux window and central heating radiator.

## External

### Rear

Enclosed yard.

