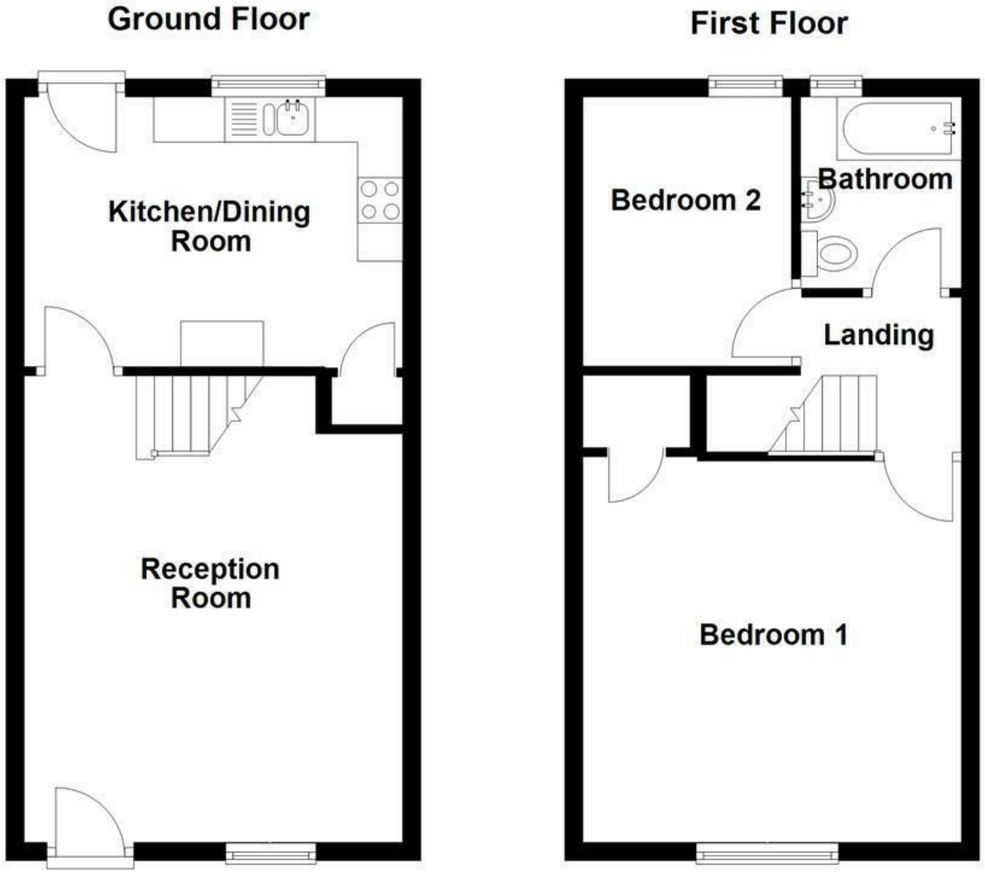
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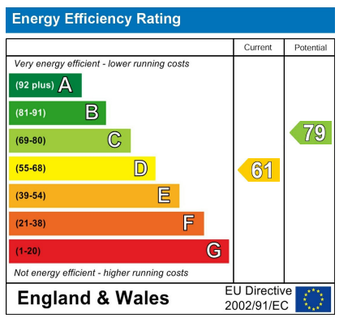













# Smith Street, Nelson, BB9 9HL

## £600 Per Month

THE PERFECT HOME

Having been presented and updated beautifully throughout with spacious rooms, neutral decoration and modern fixtures and fittings, this exceptional two bedroom mid terraced property is being proudly welcomed to the rental market in the sought after location of Nelson. With a spacious living area, two generously sized bedrooms and a short walk from all the local amenities, this property is the perfect home for any small family or professional couple truly not to be missed! Situated conveniently close to bus routes, local schools and network links to Burnley, Colne and major motorway links.

The property comprises briefly; a welcoming and spacious reception room leads on to a contemporary fitted kitchen and houses a staircase to the first floor. The kitchen boasts modern wall and base units and leads out to the rear. The first floor comprises of doors on to two generously sized bedrooms and a modern bathroom. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

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.

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# Smith Street, Nelson, BB9 9HL

## £600 Per Month

2 1 1 D

- Terraced Property
- Two Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Three Piece Family Bathroom
- On Street Parking
- Council Tax Band: A
- EPC Rating: D
- Close Proximity to Local Amenities
- Excellent Transport and Commuter Links

## Ground Floor

### Reception Room

16'11 x 13'9 (5.16m x 4.19m)

Composite double glazed frosted entrance door, UPVC double glazed window, central heating radiator, gas fire, TV point, stairs to first floor and door to kitchen/dining room.

### Kitchen/Dining Room

13'9 x 9'9 (4.19m x 2.97m)

UPVC double glazed window, central heating radiator, range of wall and base units, wood effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated electric oven, four ring induction hob, space for fridge freezer, plumbing for washing machine, Heatline boiler, extractor fan, under stairs storage, wood effect lino and UPVC double glazed door to rear.

## First Floor

### Landing

5'10 x 5'5 (1.78m x 1.65m)

Smoke alarm and doors to two bedrooms and bathroom.

### Bedroom One

13'10 x 13'9 (4.22m x 4.19m)

UPVC double glazed window, central heating radiator, over stairs storage and loft access.

### Bedroom Two

9'9 x 7'6 (2.97m x 2.29m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'11 x 5'10 (2.11m x 1.78m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and direct feed shower over, extractor fan, tiled elevation and wood effect lino flooring.

## External

### Rear

Paved yard with gated access to rear.









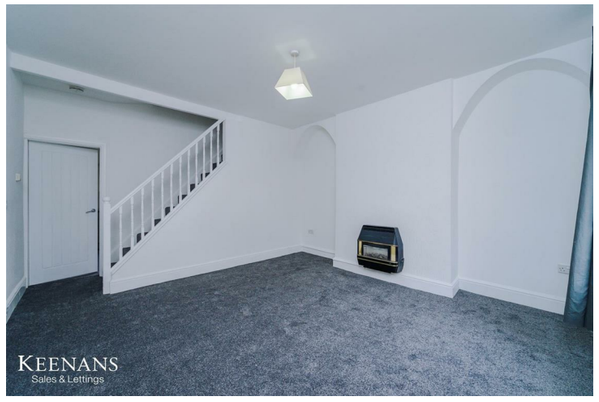
















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