



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



## Leeds Road, Nelson, BB9 8ES

£130,000

A NEUTRALLY FINISHED TWO BEDROOM TERRACED HOME IN A CONVENIENT AREA OF NELSON

Providing easy access to all local amenities, schools and major commuter routes along the M65 motorway, this two-bedroom, mid-terraced home is being welcomed to the property market. Ideally suited for a first time buyer or rental investor, the property has been well-maintained to a high standard and is finished with neutral tones throughout.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with doors leading to two reception rooms and stairs leading to the first floor. The second reception room leads to a galley kitchen with door to the rear yard. To the first floor is a landing with doors leading to two bedrooms, a dressing room/office and a three-piece bathroom suite. Externally the property boasts an enclosed rear yard. The front of the property is paved.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Mid Terrace Property
- Additional Office
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Ideal Rental Investment
- Tenure Freehold
- Three Piece Bathroom Suite
- Low Maintenance Rear Yard
- Council Tax Band A

## Ground Floor

### Hall

16'3 x 3'5 (4.95m x 1.04m )

Central heating radiator, coving, ceiling rose,, smoke alarm, wood effect floor, stairs to the first floor, doors to two reception rooms.

### Reception Room One

12'10 x 9'10 (3.91m x 3.00m )

UPVC double glazed window, central heating radiator, coving, ceiling rose.

### Reception Room Two

12'10 x 9'10 (3.91m x 3.00m )

UPVC double glazed window, central heating radiator, coving, ceiling rose.

### Kitchen

19'0 x 5'10 (5.79m x 1.78m )

Two UPVC double glazed windows, central heating radiator, mix of high gloss wall and base units, laminate worktops, oven microwave on a high rise unit, five ring gas hob, extractor hood, glass splash backs, stainless steel sink with drainer and mixer taps, plumbing for washing machine, space for American fridge/freezer, enclosed boiler, tiled floor, UPVC double glazed door to rear.

## First Floor

### Landing

Smoke alarm, door to two bedrooms, bathroom, dressing room/office.

### Bedroom One

14'2 x 10'1 (4.32m x 3.07m )

UPVC double glazed window, central heating radiator, coving, ceiling rose.

### Bedroom Two

10'0 x 7'2 (3.05m x 2.18m )

UPVC double glazed window, central heating radiator, ceiling rose, coving.

### Office / Dressing Room

10'10 x 7'9 (3.30m x 2.36m )

Central heating radiator.

## Bathroom

6'10 x 6'2 (2.08m x 1.88m )

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer taps, P-shape bath with mixer tap, overhead direct feed rainfall shower with rinse head, full tile elevations, wood effect floor.

## External

### Rear

Enclosed yard.



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