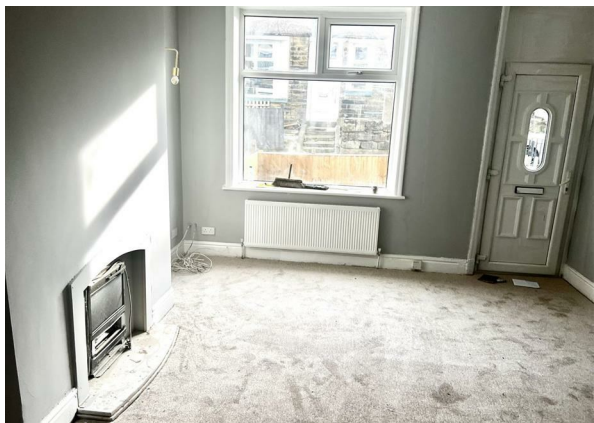
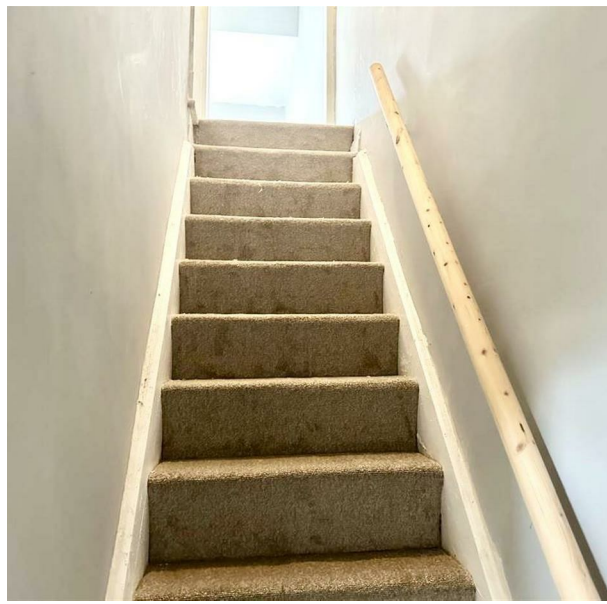


**Marlin Street, Nelson, BB9 8HY**  
**£600 Per Calendar Month**  
**Council Tax Band:**



Open House Estate Agent is pleased to present this two-bedroom terraced house located on Nelson Street, Nelson. This well presented home offers a spacious reception room, a modern/sizable, fitted kitchen, and a bathroom.

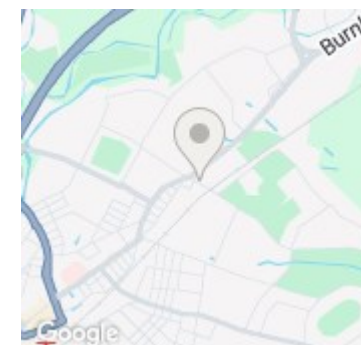
The property has been recently renovated to a high standard, ready to move into. In a proximity to local amenities, schools, and transport links, it would make a perfect home for professionals and growing family.

Externally there is an enclosed garden to the front and back of the property.

Viewing is highly recommended!



Open House North West Manchester



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 50                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |