

## Church Street, Nelson, BB9 6EE

£180,000

THREE BEDROOM MID TERRACED PROPERTY NOT TO BE MISSED

Nestled in the charming area of Barrowford, Nelson, this delightful mid-terraced house offers a perfect blend of comfort and convenience. With three generously sized bedrooms, this property is ideal for small families, couples, or individuals seeking a spacious living environment.

In addition to the bedrooms, the house boasts a versatile loft room and cellar space, providing ample space for additional storage. The three-piece bathroom suite is well-appointed, ensuring a relaxing retreat for your daily routines. The fitted kitchen is both functional and inviting, making it a wonderful space for culinary creations and family gatherings.

Situated on Church Street, this property is located in a sought-after area, known for its friendly community and proximity to local amenities. Residents will appreciate the ease of access to shops, schools, and recreational facilities, all within a short distance. Furthermore, major network links are conveniently close, making commuting to nearby towns and cities a breeze.

This mid-terraced house presents an excellent opportunity for those looking to settle in a vibrant neighbourhood while enjoying the comforts of a well-designed home. Don't miss the chance to make this property your own in the heart of Barrowford.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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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- Tenure Freehold
- On Street Parking
- Viewing Essential
- Easy Access To Major Network Links
- Council Tax Band B
- Two Generously Sized Bedrooms Two Loft Rooms And Ample Cellar Space
- Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating TBC
- Ideal Home For A Small Family Or Couple
- Close proximity To Local Amenities

## Ground Floor

### Reception Room

14'5 x 14'4 (4.39m x 4.37m)

### Kitchen

14'4 x 14' (4.37m x 4.27m)

### Lower Ground Floor

### Cellar

14'5 x 14'4 (4.39m x 4.37m)

## First Floor

### Landing

8'7 x 8'3 (2.62m x 2.51m)

### Bedroom One

14'3 x 10'10 (4.34m x 3.30m)

### Bedroom Two

11'9 x 8'10 (3.58m x 2.69m)

### Bathroom

11'5 x 5'7 (3.48m x 1.70m)

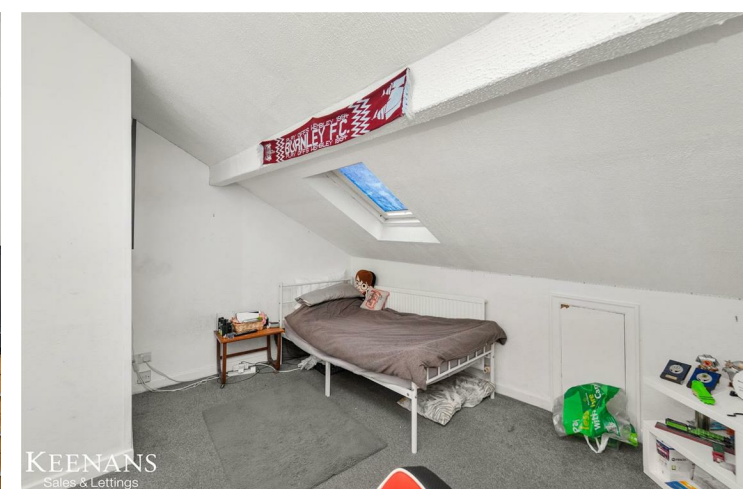
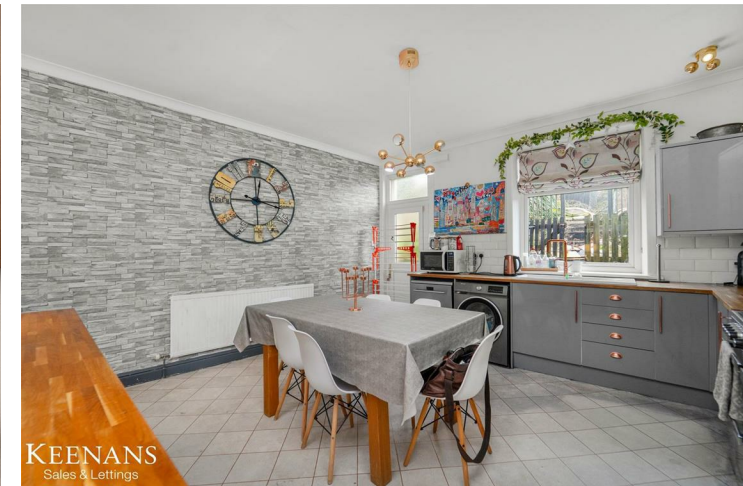
## Second Floor

### Loft Room

14'11 x 9'2 (4.55m x 2.79m)

### Bedroom Three

14'11 x 10'5 (4.55m x 3.18m)



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