




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

## Pine Street, Nelson, BB9 9RB

### Offers Over £89,950

TWO BEDROOM MID TERRACED PROPERTY WITH VIEWING ESSENTIAL

Welcome to this charming two-bedroom terraced house located on Pine Street in the heart of Nelson. This delightful property is an excellent opportunity for first-time buyers seeking a comfortable and inviting home.

As you enter, you are greeted by a spacious reception room that offers a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. The highlight of this home is undoubtedly the massive kitchen, which presents ample space and potential for a dining area, making it an ideal setting for family meals and gatherings.

The property boasts two generously sized bedrooms, with the first bedroom being particularly spacious, providing a comfortable retreat for rest and relaxation. The bathroom is well-appointed, catering to all your essential needs.

This house is not only practical but also offers a wonderful opportunity to personalise and make it your own. Situated in a convenient location, this property is close to local amenities, making it a perfect choice for those looking to settle in a vibrant community. Whether you are a first-time buyer or looking to invest, this home on Pine Street is a fantastic option that combines space, potential, and comfort. Don't miss the chance to make this lovely house your new home.

This home has been virtually staged to show its potential. Please refer to the photos of the empty rooms for the actual space.

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- Tenure Leasehold
- On Street Parking
- Kitchen/Dining Area
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Two Well Proportioned Bedrooms
- Ideal First Time Buy
- EPC Rating D
- Modern Three Piece Bathroom Suite
- Enclosed rear Yard Space

### Ground Floor

#### Entrance Vestibule

3'3 x 3'1 (0.99m x 0.94m)

#### Reception Room

13'8 x 11'8 (4.17m x 3.56m)

#### Inner Hall

10'8 x 2'5 (3.25m x 0.74m)

#### Kitchen/Dining Area

13'8 x 12'4 (4.17m x 3.76m)

### First Floor

#### Landing

5'5 x 3'8 (1.65m x 1.12m)

#### Bedroom One

13'7 x 11'7 (4.14m x 3.53m)

#### Bedroom Two

13'9 x 7'11 (4.19m x 2.41m)

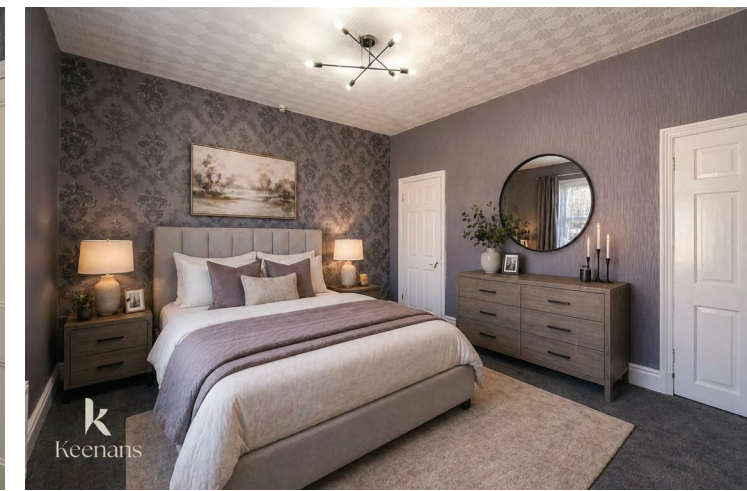
#### Bathroom

9'9 x 5'3 (2.97m x 1.60m)

### External

#### Rear

Enclosed rear yard with outbuilding and gate to shared access road.



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