



59 Chapel Street, Brierfield, Nelson,
Lancashire BB9 5DE

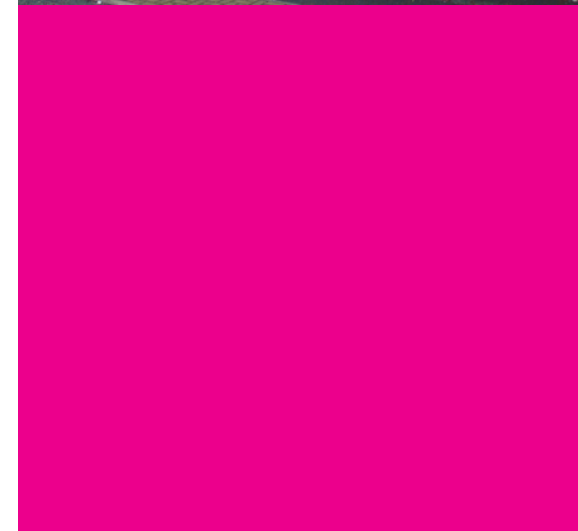


PROPERTY DESCRIPTION

!! Investment Opportunity !! This two double bedroom mid terrace home is offered for sale with the current tenant in situ. The tenant has been in place since November 2021 and currently pays £400pcm. All the relevant certification is in place. The accommodation comprises of: one welcoming bay fronted reception room, modern fitted kitchen, two double bedrooms to the first floor and a three piece bathroom suite. The property benefits from gas central heating and is double glazed throughout. Low maintenance yard to the rear. Early viewing is a must!

FEATURES

- Investment Opportunity
- Bay fronted mid terrace home
- Offered for sale with the current tenant in situ
- The tenant has been in situ since November 2021
- Current rent is £400pcm
- One welcoming reception room
- Modern fitted kitchen
- Two double bedrooms to the first floor
- Three piece bathroom suite
- Double glazed and warmed by gas central heating
- Low maintenance yard to the rear
- EPC - D
- Early viewing a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

with a Upvc double glazed door to the front, and a wooden door leading through to:

Sitting Room

4.29m x 4.31m (14' 1" x 14' 2") a welcoming bay fronted reception room with a Upvc double glazed bay window to the front and a radiator.

Dining Kitchen

3.36m x 3.37m (11' 0" x 11' 1") having a range of fitted wall and base units that boast a complimentary rolled edge working surface that incorporates a one bowl sink and drainer. Space for appliances and splash back tiled to compliment. Dining table space. Staircase off leading to the first floor.

First Floor

Bedroom One

4.29m x 4.31m (14' 1" x 14' 2") a large main bedroom having a Upvc double glazed window to the front and a radiator.

Bedroom Two

3.83m x 2.22m (12' 7" x 7' 3") a second double bedroom with a Upvc double glazed window to the rear and a radiator.

Bathroom

a fully fitted three piece bathroom suite comprising of a low level W/C, pedestal wash basin and a panelled bath with shower over. Tiling to compliment and a Upvc double glazed window to the rear.

Outside

Yard

A low maintenance rear yard.

