



## 3 Sussex Street, Nelson. BB9 7XQ

- Situated on the outskirts of Nelson Town Centre
- Modern throughout, 1 bedroom property
- Open plan living room/kitchen with integrated oven & hob
- 1 double bedroom with storage
- 3 piece bathroom suite with shower over bath
- No pets
- No smokers
- EPC - D
- Fees to move in:
  - £425 - rent paid in advance
  - £425 - deposit paid in advance



## PROPERTY DESCRIPTION

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!! Available from Jan 2024 !! Situated on the outskirts of Nelson Town Centre, we offer a modern throughout, 1 bedroom property.

With an entrance to an open plan living room/kitchen with integrated oven & hob and enclosed yard to the rear.

To the first floor, 1 double bedroom with storage and fully fitted 3 piece bathroom suite with shower over bath.

No pets or smokers.

Fees to move in:

£425 - rent paid in advance  
£425 - deposit paid in advance



## ROOM DESCRIPTIONS

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### GROUND FLOOR

Open Plan Living Room/ Kitchen

### FIRST FLOOR

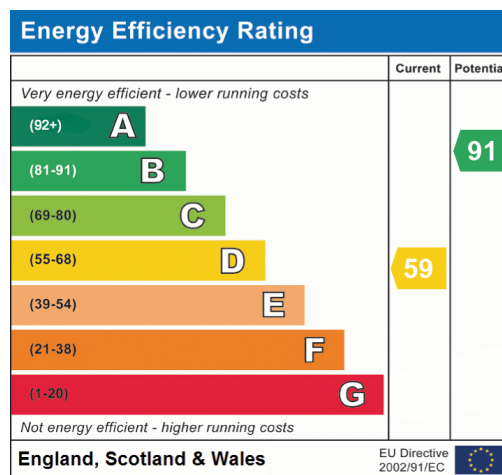
Bedroom

Bathroom

### EXTERNAL

Enclosed Yard





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