



12 St James Street, Brierfield, Nelson,
Lancashire BB9 5JW



PROPERTY DESCRIPTION

!! Offered for sale with the current tenant in situ !! We are delighted to offer for sale this two bedroom end of terrace property, that is offered for sale with current tenant in place. The tenant has been in situ for sometime now, the current rent is set at £500pcm, all the relevant certification is in place. The generous accommodation comprises of: two separate reception rooms, a modern fitted kitchen, two first floor double bedrooms and a modern three piece bathroom suite. The property is warmed by gas central heating and is Upvc double glazed throughout. Low maintenance rear yard. Early viewing is a must!

FEATURES

- Offered for sale with the current tenant in situ
- End of terrace property
- Current rent is set at £500pcm
- All the relevant certificates are in place
- Two separate reception rooms
- Modern fitted kitchen
- Two first floor double bedrooms
- Three piece bathroom suite
- Warmed by gas central heating
- Upvc double glazed windows
- Low maintenance yard to the rear
- Early viewing is a must!



ROOM DESCRIPTIONS

Ground Floor

Sitting Room

3.33m x 3.18m (10' 11" x 10' 5")

Dining Room

4.23m x 4.32m (13' 11" x 14' 2")

Kitchen

3.56m x 1.2m (11' 8" x 3' 11")

First Floor

Bedroom One

4.23m x 3.41m (13' 11" x 11' 2")

Bedroom Two

4.32m x 2.38m (14' 2" x 7' 10")

Bathroom

Outside

Yard

Low maintenance rear yard.

Further Information

The property is on a leasehold title, with the residue of the original 999 year lease remaining.

The ground rent is £1 per year.

The property is located in an area considered low risk for surface water flooding.

Broadband and mobile coverage is on offer from a number of providers and ultrafast is available.

