

FOR SALE

Offers Over £77,995 Freehold



23 Berkeley Street, Nelson, Lancashire. BB9 0SJ

- The perfect first home
- Found a short drive from Nelson town centre
- Beautifully presented accommodation on offer
- One welcoming reception room
- Modern fitted dining kitchen
- Separate utility room
- Two first floor double bedrooms
- Eye catching three piece bathroom suite
- Warmed by gas central heating - ran from a recently installed combination boiler
- New roof fitted
- Low maintenance rear yard
- EPC - TBC
- Council Tax Band A
- Early viewing is considered a must!



PROPERTY DESCRIPTION

!! The perfect first home !! We are delighted to offer for sale this two bedroom mid terrace home, found a short drive from Nelson town centre and the local motorway network. The beautifully presented accommodation comprises of: one welcoming reception room, a modern fitted dining kitchen, separate utility room, two double bedrooms to the first floor and a three piece modern bathroom suite. The property benefits from having a new roof installed and has had a recently upgraded combination boiler. Low maintenance yard to the rear. EPC - TBC. Council Tax Band - A. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Sitting Room

3.88m x 3.99m (12' 9" x 13' 1")

Dining Kitchen

4.16m x 3.99m (13' 8" x 13' 1")

Utility Room

First Floor

Bedroom One

4m x 3.45m (13' 1" x 11' 4")

Bedroom Two

4.16m x 2.1m (13' 8" x 6' 11")

Bathroom

Outside

Yard

Additional Information

Additional Information

The property is on a freehold title.

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

Mobile and broadband services are offered by a number of companies, and ultrafast is available.

Council Tax Band A

EPC - TBC

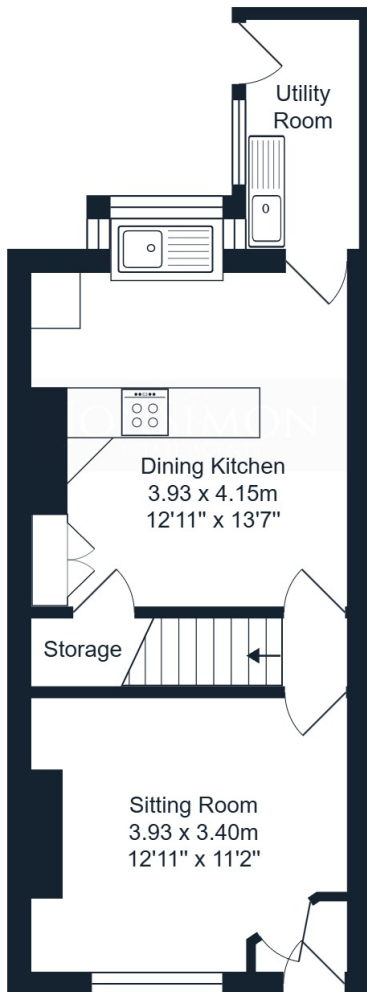


FLOORPLAN & EPC

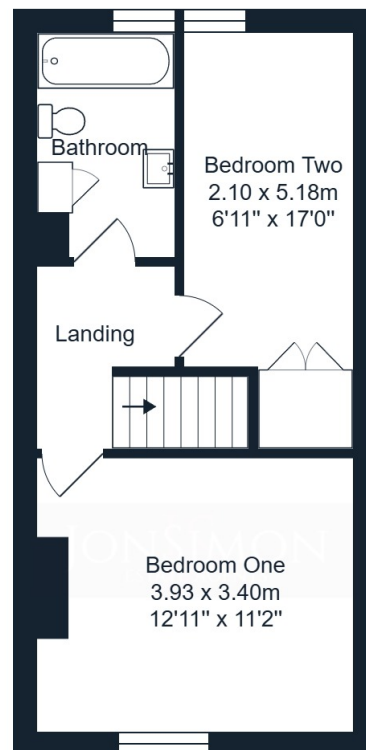
Berkeley Street, Nelson, BB9 0SJ

All measurements are approximate and for display purposes only.

Total Area: 73.7 m² ... 793 ft²



GROUND FLOOR



FIRST FLOOR

