

£59,995 Leasehold



9 Edith Street, Nelson, Lancashire BB9  
9HU



## PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! We are delighted to offer for sale this two bedroom mid terrace property located just off the popular Barkerhouse Road, Nelson. The accommodation is need of some updating, and comprises of: one welcoming reception room, a basic fitted kitchen, two first floor bedrooms and a three piece bathroom suite. There is a low maintenance yard to the rear. EPC - TBC. Council Tax - Band A. Early viewing is a must!

## FEATURES

- Offered for sale with no onward chain - vacant possession
- In need of some cosmetic updating
- Popular location just off Barkerhouse Road, Nelson
- One welcoming reception room
- Basic fitted kitchen
- Two first floor bedrooms
- Basic fitted bathroom suite
- Low maintenance yard to the rear
- EPC - TBC
- Early viewing a must!



## ROOM DESCRIPTIONS

### Ground Floor

#### Sitting Room

4.2m x 3.3m (13' 9" x 10' 10")

#### Dining Kitchen

4.2m x 3.9m (13' 9" x 12' 10")

### First Floor

#### Bedroom One

4.2m x 3.3m (13' 9" x 10' 10")

#### Bedroom Two

3.9m x 2.3m (12' 10" x 7' 7")

#### Bathroom

### Outside

#### Yard

### Further Information

#### Further Information

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

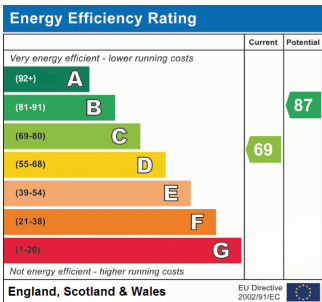
The annual ground rent is £1.05.

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

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

EPC - TBC

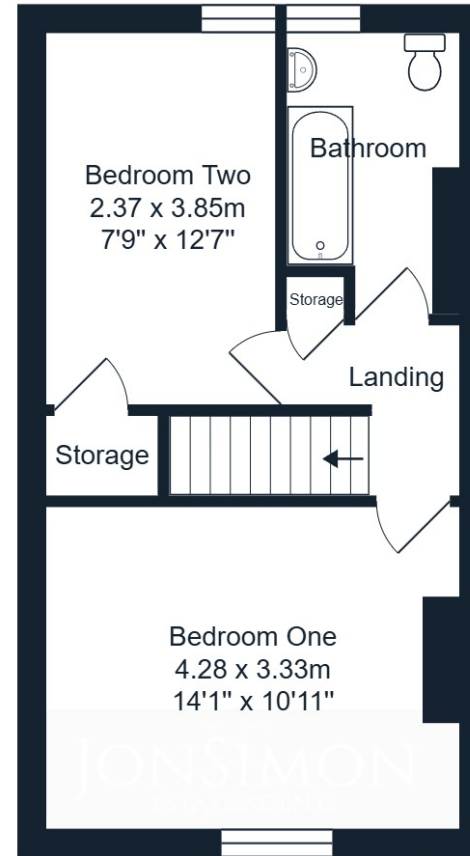
Council Tax - Band A



## FLOORPLAN



GROUND FLOOR



FIRST FLOOR

### Edith Street, Nelson, BB9 9HU

Total Area: 71.4 m<sup>2</sup> ... 768 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**JONSIMON**  
ESTATE AGENTS