FOR SALE

£99,995 Leasehold

12 Napier Street, Nelson, Lancashire. BB9 0SN

- Offered for sale with no onward chain
- Vacant possesion
- Well presented accommodation on offer
- The perfect first home
- Suitable for buy to let investment
- One welcoming reception room
- Eye catching modern dining kitchen
- Two first floor bedrooms
- Three piece bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- Low maintenance rear yard
- EPC - D
- Council Tax - Band A
- Close proximity to Nelson town centre, and within a short drive of the motorway network
- Early viewing a must!

JonSimon Estate Agents

31, Parker Lane, Burnley, BB11 2BU

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PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This beautifully presented mid terrace home is located near Chapel House Road, and is sure to catch the eye of anyone looking for their first home. The accommodation comprises of: one welcoming reception room, an eye catching modern dining kitchen, two generous first floor bedrooms and a modern three piece bathroom suite. The property is warmed by gas central heating, and is Upvc double glazed throughout. There is a low maintenance yard to the rear. Found within close proximity of Nelson town centre and is within a short drive of the local motorway network. EPC - D. Council Tax - Band A. Early viewing is considered a must!

ROOM DESCRIPTIONS

Ground Floor

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

Dining Kitchen
3.9m x 3.3m (12' 10" x 10' 10")

First Floor

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

Bedroom Two
3.3m x 2.1m (10' 10" x 6' 11")

Bathroom
2.2m x 1.9m (7' 3" x 6' 3")

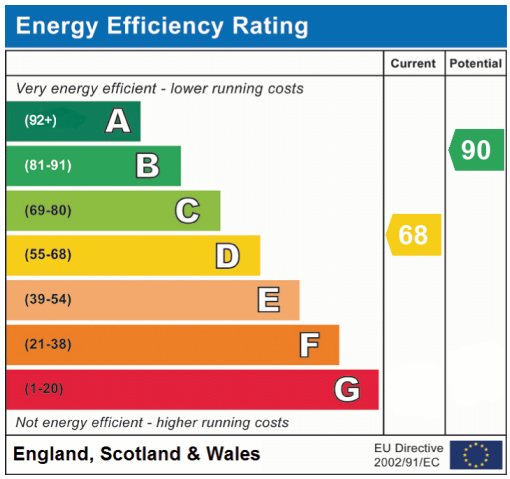
Outside

Outside
Low maintenance rear 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 mobile and broadband service is offered by a number of companies and ultrafast is available.
The property is located in an area considered to be low risk for surface water flooding.
EPC - D.
Council Tax - Band A

EPC



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