



162 Napier Street, Nelson, Lancashire
BB9 0RA



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! Found just a short walk from Quarry Hill Nature Reserve this bedroom mid terrace home is offered for sale with vacant possession, and is sure to catch the eye of anyone looking for their first home, or a development opportunity. The accommodation is in need of some cosmetic updating but comprises of: one welcoming reception room, a fitted kitchen with ample dining space, two first floor double bedrooms, and a fully fitted three piece bathroom suite. The property is warmed by gas central heating, and is Upvc double glazed throughout. EPC - TBC. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain - vacant possession
- Popular location
- Just a short walk from Quarry Hill Nature Reserve
- Ideal for anyone looking for their first home
- Suitable for buy to let investment
- One welcoming reception room
- Fitted kitchen with ample dining space
- Two first floor bedrooms
- Three piece bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- Low maintenance rear yard
- Large front garden
- EPC - TBC
- Council Tax - Band A
- Early viewing a must!





ROOM DESCRIPTIONS

Ground Floor

Sitting Room

Dining Kichen

First Floor

Bedroom One

Bedroom Two

Bathroom

Outside

Garden

Further Information

Further Information

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

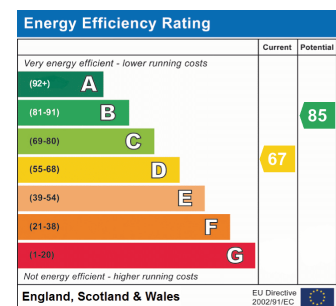
The annual ground rent is £1.05.

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

Mobile and broadband coverage is offered by a number of providers, and ultrafast is available.

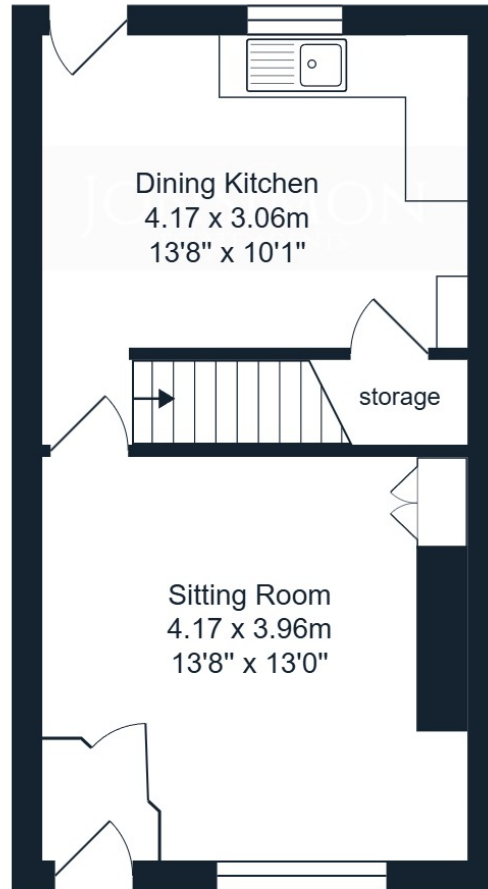
EPC - TBC

Council Tax - Band A

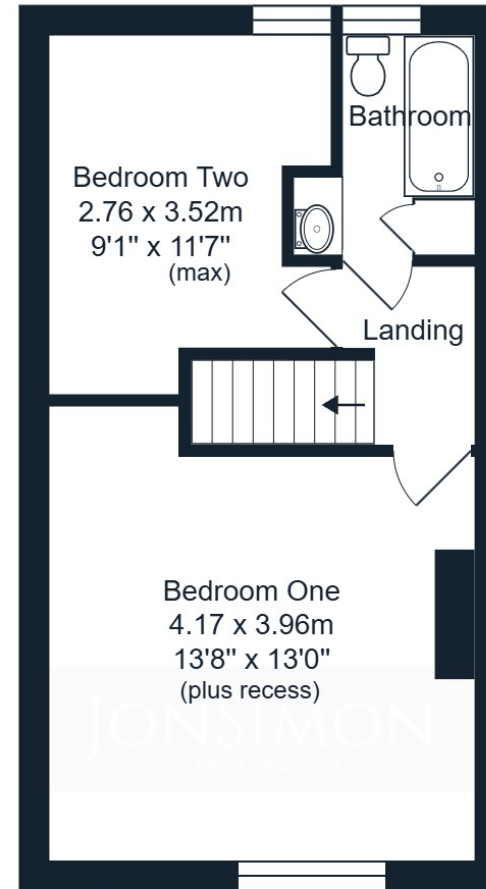


FLOORPLAN

GROUND FLOOR



FIRST FLOOR



162 Napier Street, Nelson

Total Area: 67.6 m² ... 727 ft²

All measurements are approximate and for display purposes only.

JONSIMON
ESTATE AGENTS