



8 Squire Road, Nelson, Lancashire BB9  
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## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This two bedroom semi detached home is found just off the ever popular Barkerhouse Road, and is sure to catch the eye of anyone looking for an investment property. The accommodation is in need of some cosmetic updating but comprises of: one bay fronted reception room, a fitted kitchen, two first floor double bedrooms and a fully fitted three piece (coloured) bathroom suite. The property is warmed by gas central heating, and is Upvc double glazed throughout. There are low maintenance gardens to the front and rear, and a garage providing off road parking. EPC - TBC. Council Tax - A. Early viewing is considered a must!

## FEATURES

- Offered for sale with vacant possession - no onward chain
- Investment Opportunity
- In need of some cosmetic updating
- One welcoming, bay fronted reception room
- Fitted kitchen
- Two double bedrooms to the first floor
- Three piece (coloured) bathroom suite
- Warmed by gas central heating - ran from a combination boiler
- Upvc double glazed throughout
- Low maintenance gardens to the front and rear
- EPC - TBC
- Council Tax - Band A
- Early viewing is considered a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

#### Sitting Room

4.45m x 3.91m (14' 7" x 12' 10") Bay fronted reception room

#### Kitchen

4.45m x 3.7m (14' 7" x 12' 2")

### First Floor

#### Bedroom One

3.91m x 3.05m (12' 10" x 10' 0")

#### Bedroom Two

3.91m x 2.36m (12' 10" x 7' 9")

#### 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

Mobile and broadband services are 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, and the long term risk is assessed as the same.

EPC - TBC

Council Tax - Band A

