



5 Temple Street, Nelson, Lancashire BB9
OTE



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! Located just off the popular Barkerhouse Road, we are delighted to offer for sale this well presented two bedroom mid terrace home, that is sure to catch the eye of anyone looking for their first property. The accommodation comprises of: two separate reception rooms, a modern fitted kitchen, two well proportioned bedrooms to the first floor, and a modern three piece bathroom suite. The property is warmed by gas central heating, and is Upvc double glazed throughout. Low maintenance rear yard. EPC - D. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain
- Vacant possession
- Ideal for anyone looking for their first home
- Suitable for buy to let investment
- Two separate reception rooms
- Modern fitted kitchen
- Two well proportioned bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating, and being Upvc double glazed throughout
- Low maintenance rear yard
- Council Tax - Band A
- EPC - D
- Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

3.36m x 3.4m (11' 0" x 11' 2")

Lounge

4.27m x 4.49m (14' 0" x 14' 9")

Kitchen

3.33m x 2.11m (10' 11" x 6' 11")

First Floor

Bedroom One

3.36m x 4.49m (11' 0" x 14' 9")

Bedroom Two

3.44m x 2.41m (11' 3" x 7' 11")

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, and the long term risk is assessed as the same.

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

EPC - D

Council Tax - Band A

