JonSimon
Estate Agents

£99,995 Leasehold



49 Lee Road, Nelson, Lancashire BB9 8SD






PROPERTY DESCRIPTION

!! Ideal for anyone looking for their first home !! Having recently undergone an impressive scheme of repair, this immacuately presented two bedroom end of terrace home is offered for sale with no onward chain, and is sure to catch the eye of anyone looking for their first home. The generous accommodation comprises of: two separate reception rooms, modern fitted kitchen, two well proportioned first floor bedrooms and a modern three piece bathroom suite. The property is warmed by gas central heating - ran from a modern combination boiler and is Upvc double glazed throughout. There is a low maintenance yard to the rear. EPC - TBC. Council Tax - Band A. Early viewing is considered a must!



FEATURES

- Ideal for anyone looking for their first home
- Suitable for buy to let investment
- Impressively refurnished accommodation on offer
- Well presented accommodation on offer
- Offered for sale with no onward chain
- Two separate reception rooms
- Modern fitted kitchen
- Two first floor bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating - ran from a modern combination boiler
- Upvc double glazed throughout
- Low maintenance yard to the rear
- Council Tax - Band A
- EPC - TBC
- Early viewing a must!

ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule
with a Upvc door to the front, and wooden door leading through to:

Lounge
3.48m x 3.11m (11' 5" x 10' 2")

Sitting Room
3.84m x 3.6m (12' 7" x 11' 10")

Modern Kitchen
2.67m x 1.7m (8' 9" x 5' 7")

First Floor

Bedroom One
3.9m x 3.1m (12' 10" x 10' 2")

Bedroom Two
3.9m x 1.75m (12' 10" x 5' 9")

Bathroom

Outside

Yard
a low maintenance yard to the rear.

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 ultrafast is available.
EPC - TBC
Council Tax - Band A.