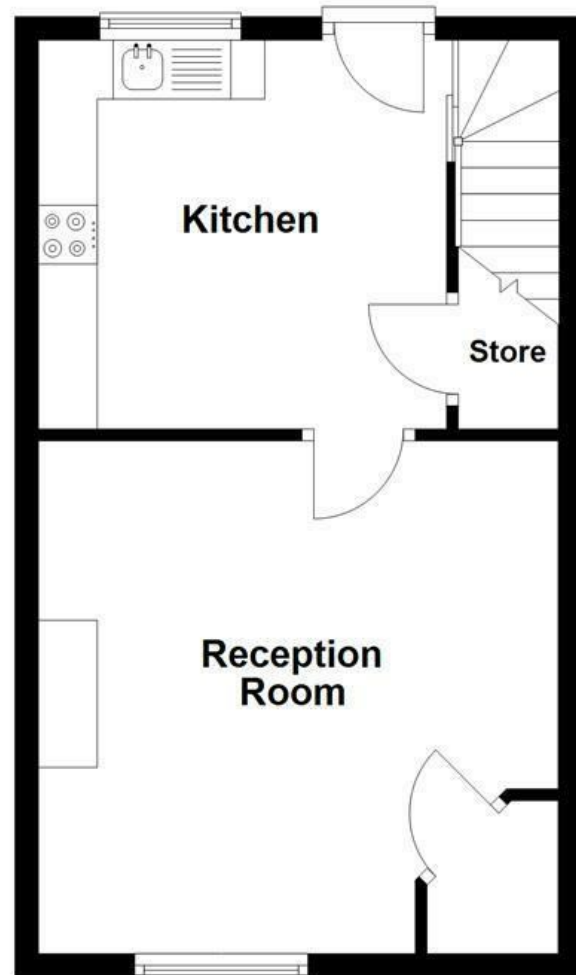
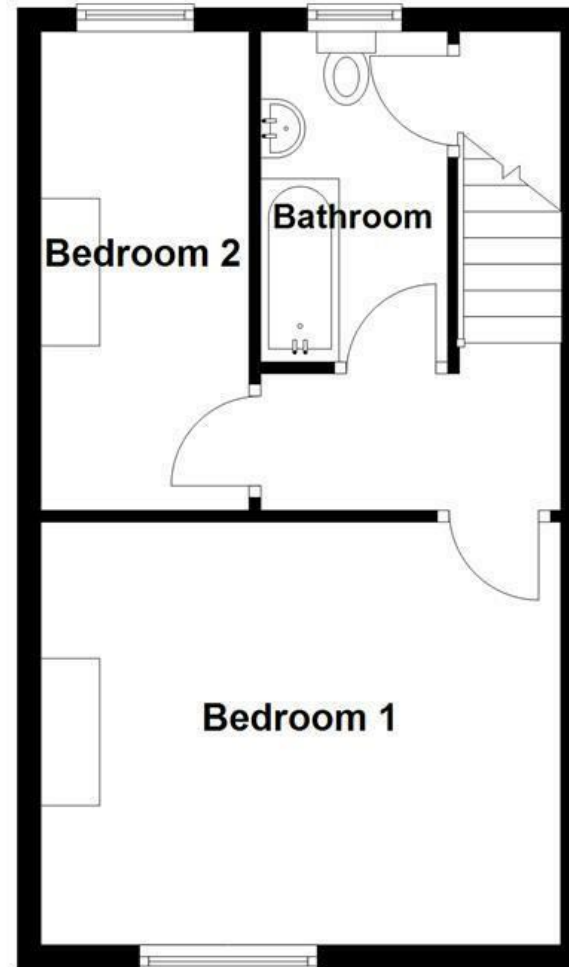


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Fleet Street, Nelson, BB9 7XN

£70,000

SPACIOUS TWO BEDROOM MID TERRACE PROPERTY

Situated in the heart of Nelson, this charming mid-terrace house on Fleet Street offers a delightful blend of comfort and convenience. With two well-proportioned reception rooms, this property provides ample space for both relaxation and entertaining. The spacious lounge invites you to unwind, while the adjoining kitchen is perfect for family meals and culinary adventures.

The house features two inviting bedrooms, each designed to provide a restful retreat at the end of the day. The family bathroom is thoughtfully appointed, ensuring that your daily routines are both practical and pleasant.

One of the standout features of this property is the rear yard, which offers a private outdoor space for enjoying the fresh air, gardening, or simply soaking up the sun. The location is particularly advantageous, as it is situated close to a variety of amenities and excellent transport links, making it easy to access the wider area.

This mid-terrace house is an ideal choice for first-time buyers, small families, or those seeking a comfortable home in a vibrant town setting. With its spacious layout and convenient location, it presents a wonderful opportunity to embrace a fulfilling lifestyle in Nelson. Don't miss the chance to make this lovely property your own.

Fleet Street, Nelson, BB9 7XN

£70,000



- Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating C
- Two Bedrooms
- Bursting with Potential
- Tenure Leasehold
- Three Piece Bathroom Suite
- Ideal Rental Investment
- Council Tax Band A

Ground Floor

Entrance Vestibule

4'3 x 3'8 (1.30m x 1.12m)

Reception Room

14'6 x 14'3 (4.42m x 4.34m)

Kitchen

14'6 x 10'10 (4.42m x 3.30m)

First Floor

Landing

8'0 x 2'7 (2.44m x 0.79m)

Bedroom One

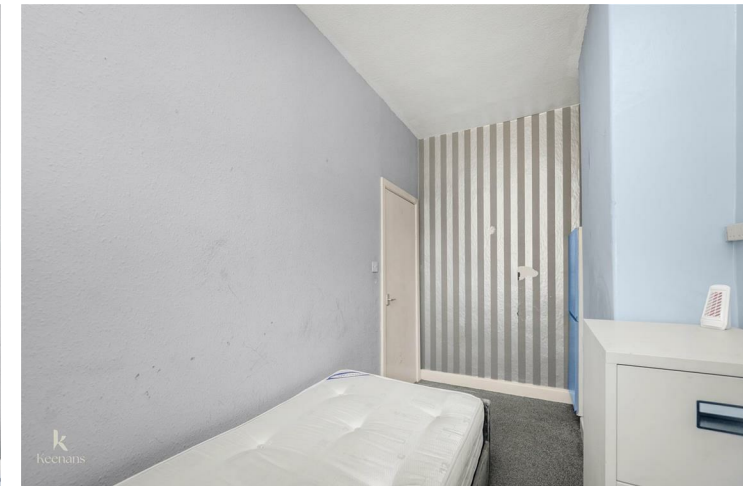
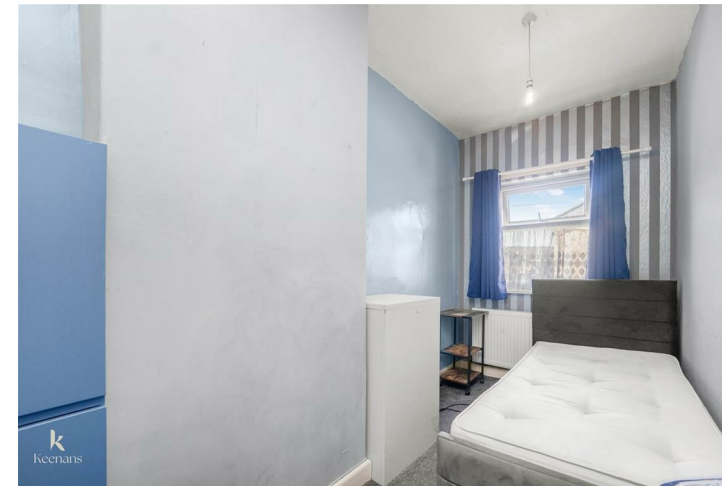
14'6 x 11'9 (4.42m x 3.58m)

Bedroom Two

12'1 x 6'3 (3.68m x 1.91m)

Bathroom

9'3 x 4'6 (2.82m x 1.37m)



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