




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(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.

Brentwood Road, Nelson, BB9 8AX

Offers Over £90,000

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Situated in the desirable area of Brentwood Road, Nelson, this charming mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The separate kitchen is well-appointed, making meal preparation a delight.

With two generously sized double bedrooms, this home offers comfortable living for individuals or small families. The family bathroom is conveniently located, ensuring ease of access for all residents.

Outside, the property features both a front and rear yard, perfect for enjoying the fresh air or creating a lovely outdoor space for gatherings. The location is particularly sought after, with a variety of amenities nearby, enhancing the convenience of daily living.

This mid-terrace house is not only a wonderful place to call home but also a promising investment opportunity in a thriving community. Don't miss the chance to view this delightful property and envision the possibilities it holds.

Brentwood Road, Nelson, BB9 8AX

Offers Over £90,000

 2  1  2  D

- Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Ideal Rental Investment
- Tenure Freehold
- Three Piece Bathroom Suite
- Low Maintenance Externals
- Council Tax Band A

Ground Floor

Reception Room One
14'0 x 13'5 (4.27m x 4.09m)

Reception Room Two
13'5 x 13'0 (4.09m x 3.96m)

Kitchen
9'2 x 6'2 (2.79m x 1.88m)

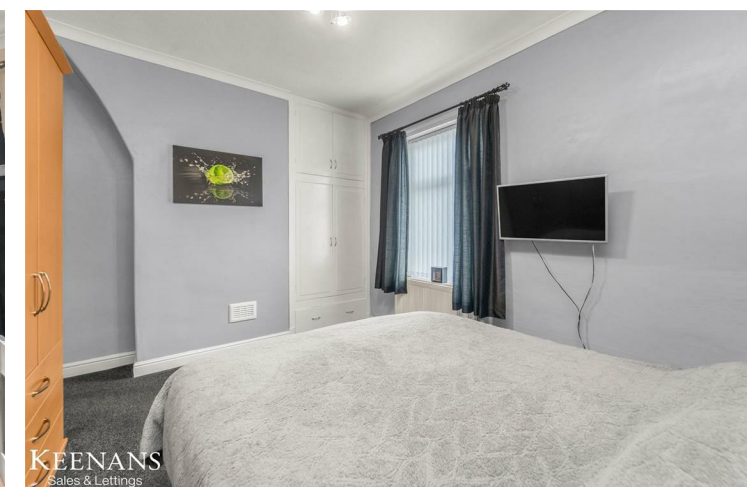
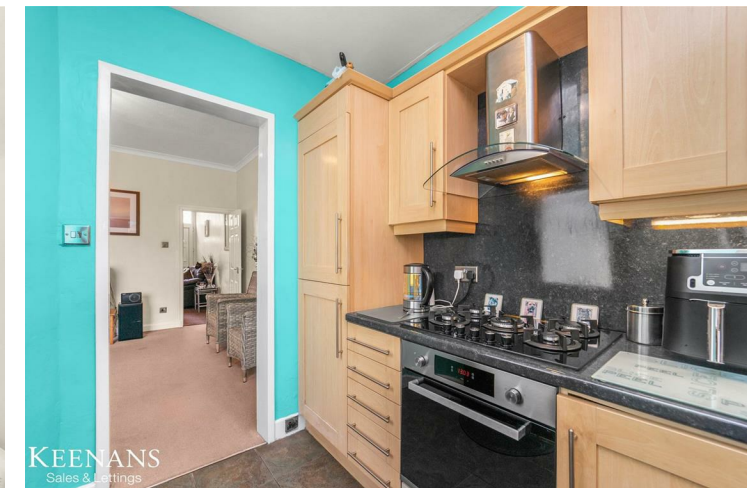
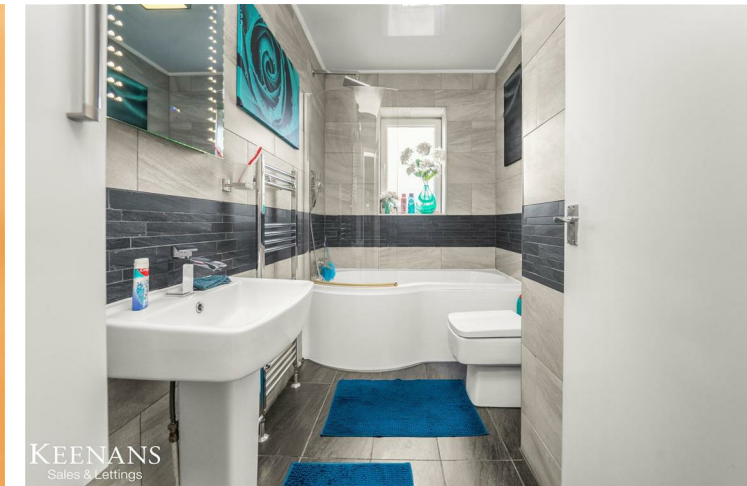
First Floor

Landing
6'5 x 4'11 (1.96m x 1.50m)

Bedroom One
13'4 x 11'9 (4.06m x 3.58m)

Bedroom Two
13'0 x 7'7 (3.96m x 2.31m)

Bathroom
9'5 x 5'4 (2.87m x 1.63m)



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