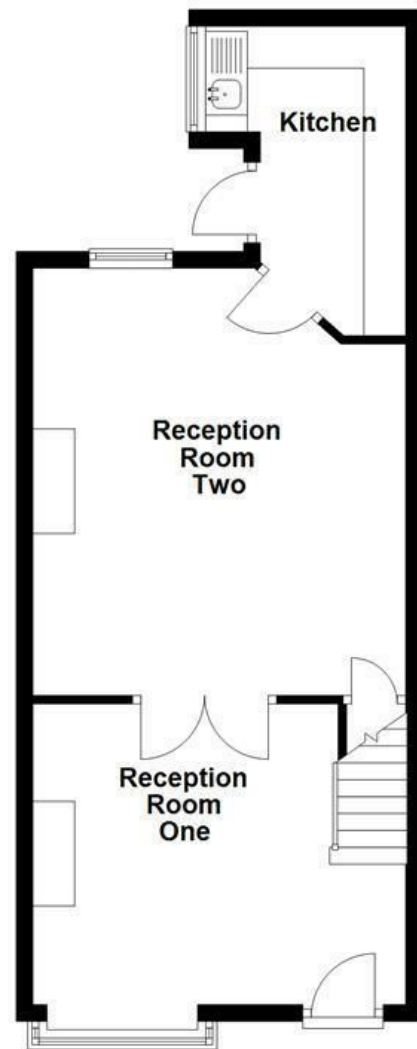
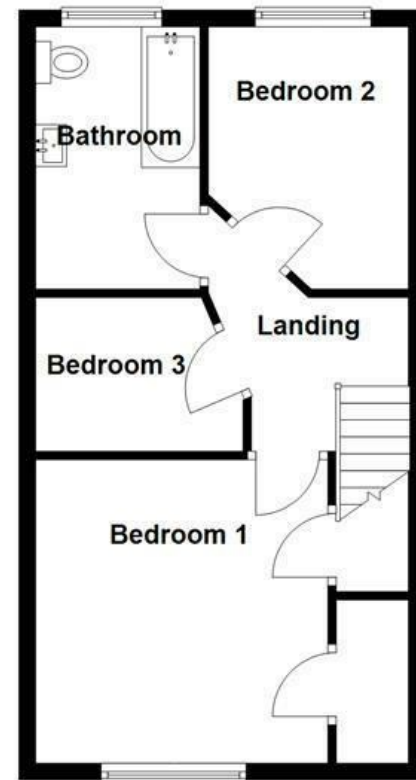


Ground Floor



First Floor



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

Landless Street, Nelson, BB9 5LA

£140,000

SPACIOUS THREE BEDROOM MID TERRACE PROPERTY WITH LARGE GARDEN

Located on the tranquil Landless Street of Brierfield, Nelson, this charming mid-terrace house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, including a master suite featuring a convenient walk-in wardrobe, this property offers ample space for comfortable living.

The home boasts two inviting reception rooms, perfect for entertaining guests or enjoying family time. The modern kitchen is designed for practicality and style, making meal preparation a delight. The family bathroom is well-appointed, catering to the needs of a busy household.

One of the standout features of this property is the generous garden and rear yard, providing a wonderful outdoor space for relaxation, gardening, or children's play. The potential for personalisation and enhancement is abundant, allowing you to truly make this house your home.

Situated on a quiet street, this residence offers a peaceful retreat while remaining conveniently close to local amenities. With no chain delay, you can move in without the usual waiting period, making this an attractive proposition for those looking to settle in quickly.

Landless Street, Nelson, BB9 5LA

£140,000



- Tenure
- On Street Parking
- Ideal Family Home
- Easy access To Major Network links
- Council Tax band
- Enviable Garden Space With Outbuilding
- Viewing Essential
- EPC Rating
- Three Well Proportioned Bedrooms
- Close Proximity To Local Amenities

Ground Floor

Reception Room One

14'7 x 11'11 (4.45m x 3.63m)

Reception Room Two

17 x 14'8 (5.18m x 4.47m)

Kitchen

11'8 x 5'8 (3.56m x 1.73m)

First Floor

Landing

12'11 x 6'6 (3.94m x 1.98m)

Bedroom One

11'11 x 11'6 (3.63m x 3.51m)

Bedroom Two

10'1 x 6'9 (3.07m x 2.06m)

Bedroom Three

8'5 x 6 (2.57m x 1.83m)

Bathroom

10'6 x 6'2 (3.20m x 1.88m)

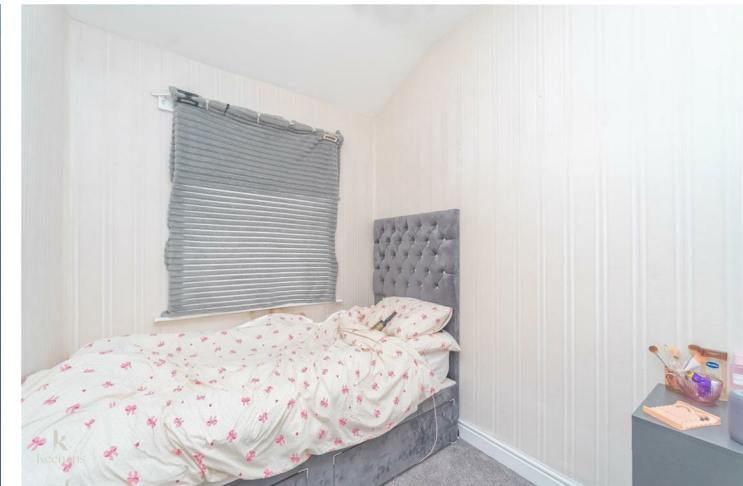
External

Rear

Laid to lawn garden with shrubbery, paving and outbuilding.

Front

Paving, block paving, bedding areas and mature shrubs.



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