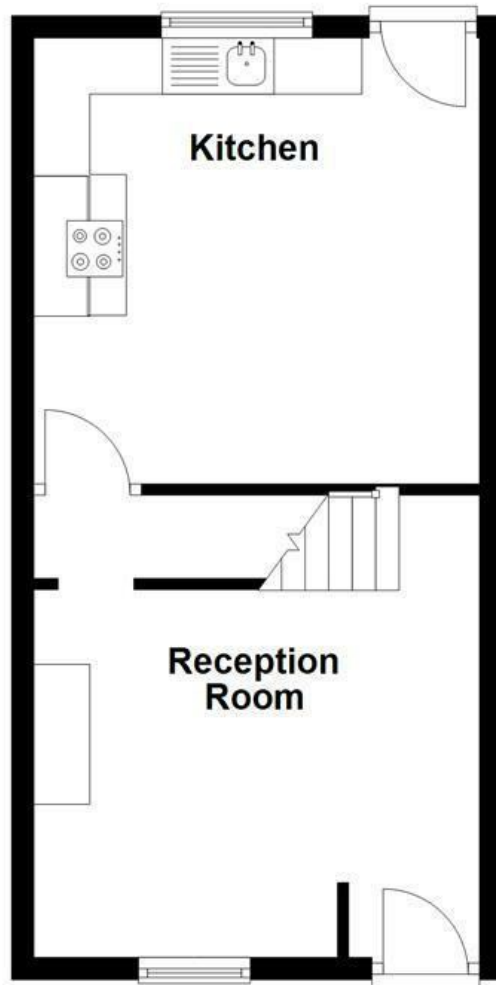
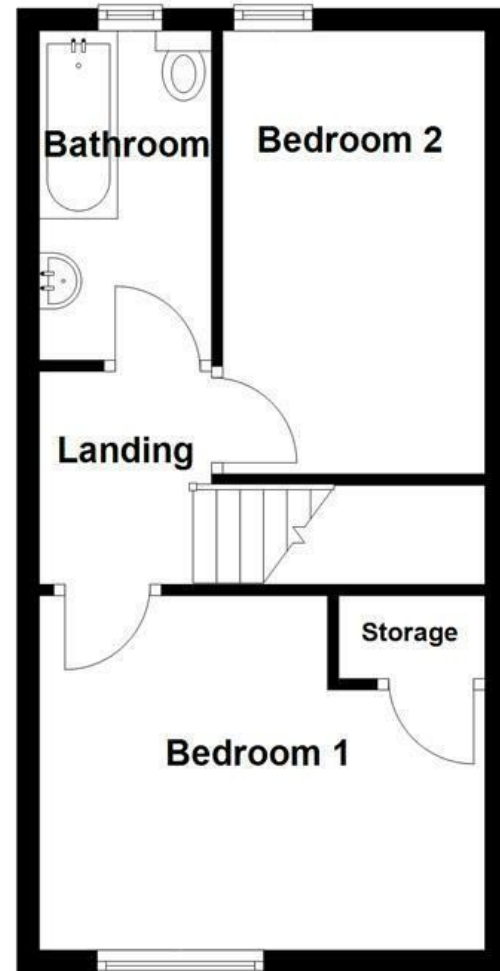


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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.

## Percy Street, Nelson, BB9 ONG

£80,000

A TWO BED TERRACED HOUSE BURSTING WITH POTENTIAL IN NELSON

Nestled in the heart of Nelson, Percy Street presents an excellent opportunity for both investors and first-time buyers. This charming house features two well-proportioned bedrooms, making it an ideal space for small families or individuals seeking a comfortable living environment. The property boasts a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this residence is its convenient location, which offers good links to motorway networks. This accessibility makes commuting a breeze, allowing residents to easily reach nearby towns and cities. The surrounding area of Nelson is known for its community spirit and local amenities, ensuring that all essential services are within easy reach.

Whether you are looking to invest in a promising property or seeking your first home, this house on Percy Street is a fantastic choice. With its appealing layout and strategic location, it is sure to attract interest from a variety of buyers. Do not miss the chance to explore this delightful home that combines comfort, convenience, and potential.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# Percy Street, Nelson, BB9 ONG

£80,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating C
- On Street Residents Parking
- Two Well Proportioned Bedrooms
- Ideal First Time Buy Or Investment Opportunity
- Viewing Essential
- Bursting With Potential
- Enclosed Rear Yard
- Easy Access To Major Commuter Routes

## Ground Floor

### Reception Room

13'7 x 13'1 (4.14m x 3.99m)

### Kitchen

13'1 x 13'1 (3.99m x 3.99m)

## First Floor

### Landing

5'3 x 5'2 (1.60m x 1.57m)

### Bedroom One

13'1 x 10'5 (3.99m x 3.18m)

### Bedroom Two

13' x 7'8 (3.96m x 2.34m)

### Bathroom

9'8 x 5'1 (2.95m x 1.55m)



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