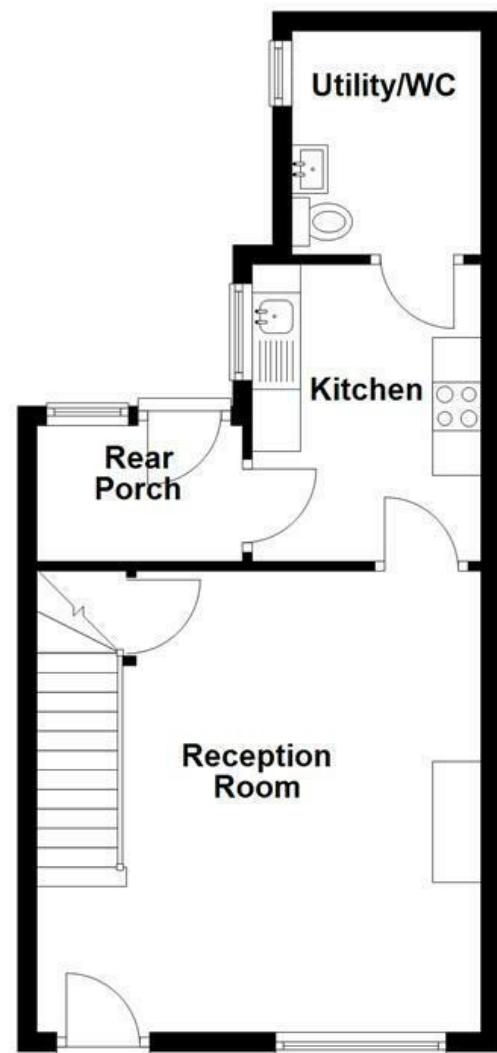
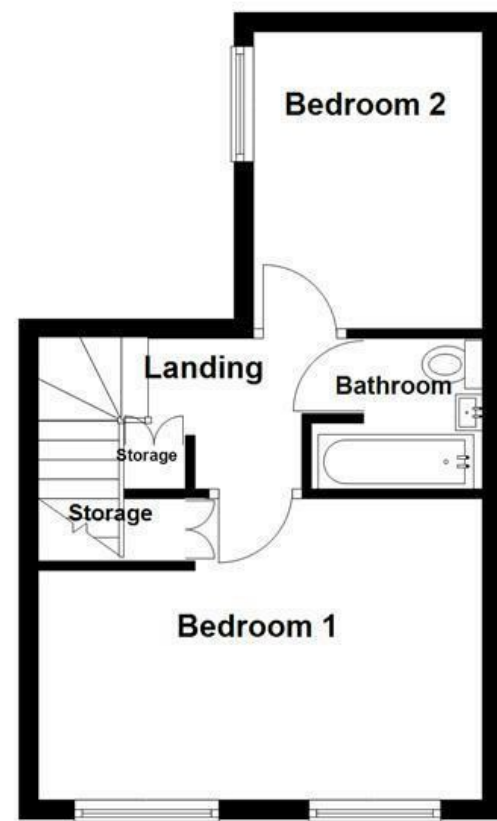


Ground Floor



First Floor



Holme Terrace, Lomeshaye Village, Nelson, BB9 7BN

Offers In The Region Of £95,000


CHARMING TWO BEDROOM MID TERRACE HOME

This delightful two-bedroom house offers a perfect blend of comfort and character. Located in Lomeshaye Village, a picturesque, cobbled street village dating back to the mid-19th century and situated in a conservation area. The property features a country-style kitchen, ideal for those who enjoy cooking and entertaining. The inviting space is perfect for family meals or gatherings with friends.

The house boasts a well-appointed downstairs WC and bathroom upstairs, providing convenience for residents and guests alike. The two bedrooms are spacious and filled with natural light, creating a warm and welcoming atmosphere. The property also benefits from a recently fitted energy-efficient combi boiler.

One of the standout features of this property is the private terrace situated at the front of the property, providing a peaceful and private outdoor space for relaxation or gardening. Additionally, the house provides lovely views of the nearby football stadium, adding a unique touch to the living experience. To the rear is an enclosed rear yard leading to the rear cobbled street.

This home is perfect for those seeking a peaceful yet vibrant community, with local amenities and transport links within easy reach. This property presents an excellent opportunity to enjoy comfortable living in a desirable location.

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.

Holme Terrace, Lomeshaye Village, Nelson, BB9 7BN

Offers In The Region Of £95,000

 **2**  **1**  **1**  **D**

- Tenure Freehold
 - On Street Parking
 - Envious Views
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Ideal First Time Buy
 - Enclosed Rear Yard
- EPC Rating D
 - Viewing Essential
 - Close Proximity To Local Amenities

Ground Floor

Entrance

Hard wood door to reception room.

Reception Room

15'8 x 15'1 (4.78m x 4.60m)

UPVC double glazed window, coving, dado rail, central heating radiator, gas fire with decorative surround, under stairs storage, partial exposed stone elevation, television point, stairs to first floor and door with frosted glass to kitchen.

Kitchen

10'1 x 7'2 (3.07m x 2.18m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work top, stainless steel sink and drainer, integrated oven, four ring gas hob, tiled splash back, extractor hood, tiled effect flooring and doors to rear porch and utility.

Rear Porch

7' x 4'6 (2.13m x 1.37m)

UPVC double glazed window, part exposed stone elevation, wood effect laminate flooring and UPVC double glazed door to rear.

Utility/WC

7'7 x 6'4 (2.31m x 1.93m)

UPVC double glazed frosted window, central heating radiator, plumbed for washing machine, low flush WC, vanity top wash basin with mixer tap and tiled effect flooring.

First Floor

Landing

11'4 x 4'11 (3.45m x 1.50m)

UPVC double glazed window, central heating radiator, loft hatch, doors to two bedrooms, bathroom and storage.

Bedroom One

13'5 x 10'1 (4.09m x 3.07m)

Two UPVC double glazed windows, central heating radiator, coving, picture rail and fitted storage.

Bedroom Two

10'2 x 6'5 (3.10m x 1.96m)

UPVC double glazed window, central heating radiator, coving, loft access and wood effect laminate flooring.

Bathroom

5'10 x 4'11 (1.78m x 1.50m)

Dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, PVC to ceiling, tiled elevation and lino floor.

External

Enclosed paved yard, outdoor water tap and gate to shared access road.



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