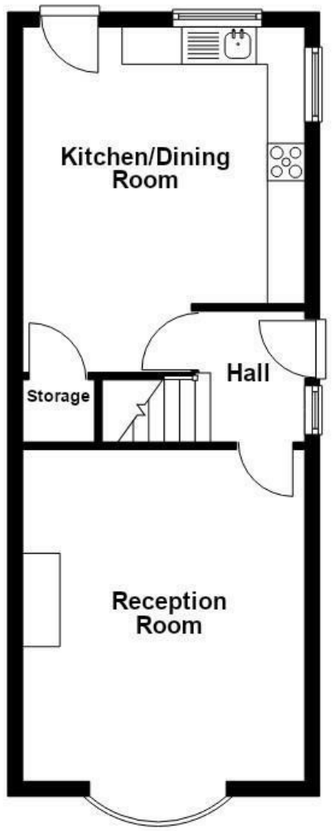
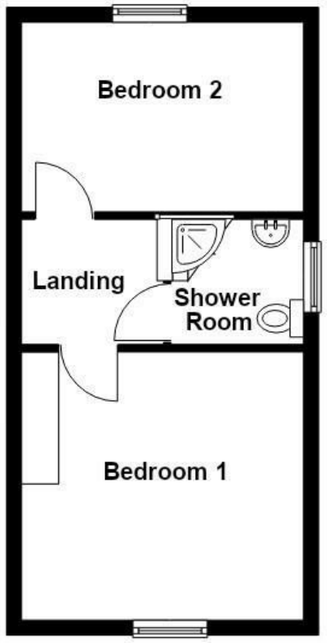
Keenans

Ground Floor



First Floor

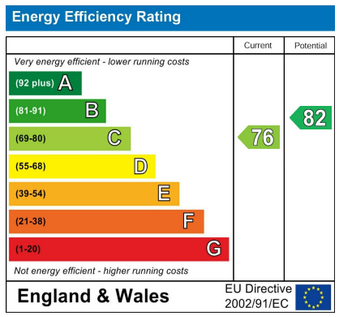












Montrose Street, Nelson, BB9 5BZ

Offers Over £140,000

A CHARMING 2 BEDROOM END TERRACED PROPERTY WITH PARKING

Nestled on Montrose Street in the charming area of Brierfield, Nelson, this delightful two-bedroom terrace house presents an excellent opportunity. The property boasts a spacious reception room, perfect for relaxing or entertaining guests, and a massive kitchen that offers ample space for culinary creativity and family gatherings.
The two well-proportioned bedrooms provide comfortable living spaces, ideal for a small family or individuals seeking extra room for guests or a home office. The bathroom is conveniently located, ensuring practicality for everyday living.
Situated in a desirable location, this property benefits from good transport links, making it easy to commute to nearby towns and cities. Whether you are looking to explore the local amenities or venture further afield, the accessibility of this area is a significant advantage.
Additionally, the house can be sold with a tenant in situ, making it an attractive option for those looking to invest in a rental property. This feature allows for immediate rental income, providing a hassle-free transition for new owners.
In summary, this brilliant two-bedroom terrace on Montrose Street is a fantastic opportunity that combines comfort, convenience, and investment potential in the heart of Brierfield. Do not miss the chance to make this property your own.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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www.keenans-estateagents.co.uk

Montrose Street, Nelson, BB9 5BZ

Offers Over £140,000

2 1 1 C

- Fantastic Two-Bedroom Terraced
- Generous Kitchen And Dining Space
- Off Road Parking
- Tenure - Leasehold
- Option To Buy With Tenant In Situ
- Excellent Investment Opportunity
- EPC Rating - C
- Spacious Reception Room
- Convenient Brierfield Location
- Council Tax Band - A

Ground Floor

Hall
8'11 x 5'9 (2.72m x 1.75m)

Reception Room
14'7 x 12'5 (4.45m x 3.78m)

Kitchen/Diner
15'2 x 12'5 (4.62m x 3.78m)

First Floor

Landing
6'3 x 5'10 (1.91m x 1.78m)

Bedroom One
12'5 x 11'9 (3.78m x 3.58m)

Bedroom Two
12'5 x 8'4 (3.78m x 2.54m)

Shower Room
5'10 x 5'6 (1.78m x 1.68m)

External

Front
Courtyard, mature shrubs, steps leading to front entrance door, drive for off road parking and access to detached garage.

Side/Rear
Paving enclosed rear garden space, shrubbery, outdoor tap.










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