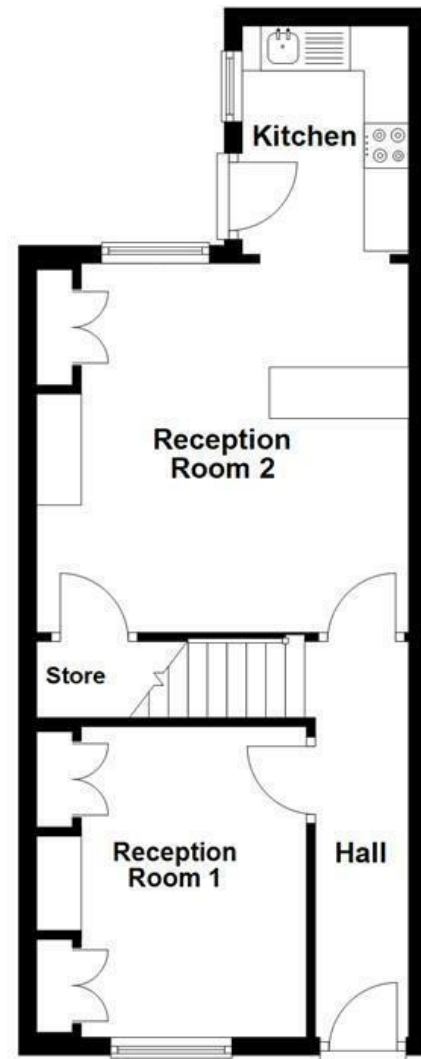
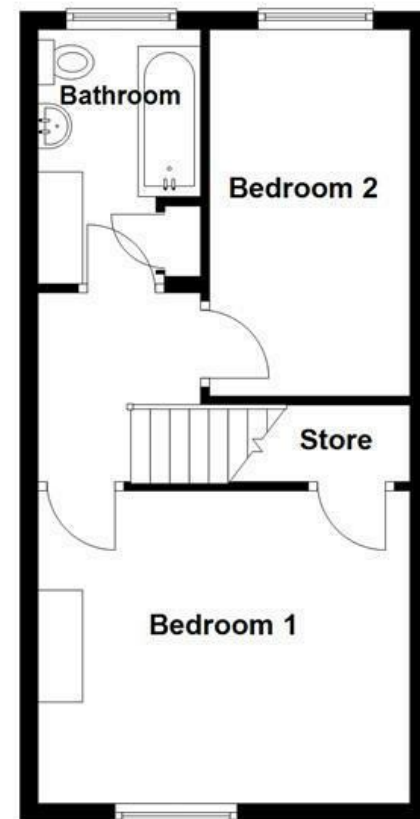



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.

Portland Street, Barrowford, BB9 8PY

£135,000

THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT - NO CHAIN

Nestled on Portland Street in the charming village of Barrowford, Nelson, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a rental investment. The property boasts two well-proportioned reception rooms, with the second room seamlessly opening into the kitchen, creating a spacious and inviting atmosphere for both relaxation and entertaining.

The accommodation features two generously sized bedrooms, providing ample space for rest and personalisation. The modern bathroom suite adds a touch of contemporary elegance, ensuring comfort and convenience for its occupants.

Outside, the low-maintenance yard offers a perfect spot for enjoying the fresh air without the burden of extensive upkeep. The property is ideally situated, providing easy access to a variety of nearby amenities, reputable schools, and efficient commuter routes along the M65, making it a practical choice for those who value both tranquillity and connectivity.

This home is a wonderful blend of comfort and convenience, making it a must-see for anyone looking to establish themselves in this vibrant community.

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

Portland Street, Barrowford, BB9 8PY

£135,000

**2**

**1**

**2**

**D**

- Beautifully Presented Mid Terrace Property
 - Contemporary Fitted Kitchen
 - On Street Parking with additional off street parking at the front
 - EPC Rating D
- Two Bedrooms
 - Move-in Ready
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Low Maintenance Yard to Rear
 - Council Tax Band A

Ground Floor

Entrance Hall
14'8 x 3'2 (4.47m x 0.97m)
Composite double glazed frosted front door, central heating radiator, dado rail, partial wood effect flooring, doors leading to two reception rooms and stairs to first floor.

Reception Room One
11'5 x 9'11 (3.48m x 3.02m)
UPVC double glazed window, central heating radiator, feature wall light, fitted alcove storage and shelving, tiled hearth and wood effect flooring.

Reception Room Two
13'8 x 13'7 (4.17m x 4.14m)
UPVC double glazed window, central heating radiator, ceiling rose, coving, feature wall light, fitted alcove storage and open access to kitchen.

Kitchen
13'4 x 6'1 (4.06m x 1.85m)
UPVC double glazed window, central heating radiator, solid wood panelled wall and base units with solid wood work surfaces, space for oven, plumbing for dishwasher and washing machine, space for fridge, stainless steel sink and drainer with mixer tap, enclosed Ideal combi boiler, extractor fan, spotlights, partial wood cladding, wood effect flooring and composite double glazed frosted door to rear.

First Floor

Landing
Doors leading to two bedrooms and bathroom.

Bedroom One
13'9 x 11'4 (4.19m x 3.45m)
UPVC double glazed window, central heating radiator and door to over stairs storage with loft access.

Bedroom Two
13'7 x 7'4 (4.14m x 2.24m)
UPVC double glazed window and central heating radiator.

Bathroom
9'4 x 6'0 (2.84m x 1.83m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, wood panel bath with traditional taps and overhead direct feed shower, extractor fan, partially tiled elevations, partial wood cladding elevations, fitted storage and wood effect flooring.

External

Rear
Enclosed paved yard with timber shed and outbuilding.



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