

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

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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.

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£80,000

 **2**  **1**  **1**  **C**

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

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)

