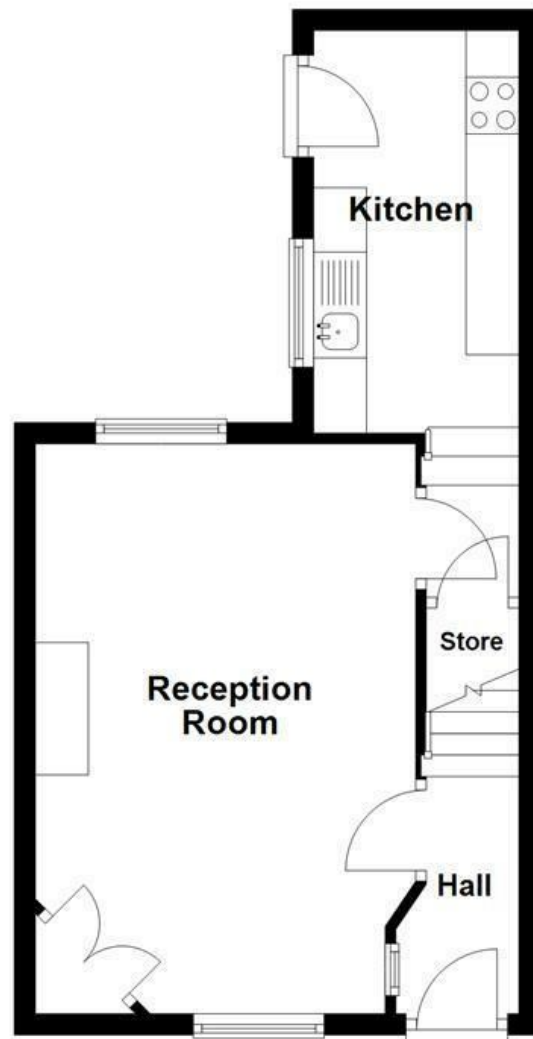



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## Higher Reedley Road, Nelson, BB9 5EJ

### Offers Over £120,000

#### CHARMING TWO BEDROOM MID TERRACE COTTAGE

Located on Higher Reedley Road in the charming area of Brierfield, Nelson, this delightful mid-terrace cottage offers a perfect blend of character and modern living. Built in 1850, the property boasts a rich history while providing contemporary comforts, making it an ideal choice for first-time buyers.

Upon entering, you are welcomed into a spacious lounge that exudes warmth and charm, providing an inviting space for relaxation and entertaining. The contemporary kitchen is thoughtfully designed, offering both functionality and style, perfect for those who enjoy cooking and hosting.

The property features two well-proportioned bedrooms, providing ample space for rest and personalisation. The modern shower room is a standout feature, designed with convenience in mind, ensuring a refreshing start to your day.

One of the highlights of this home is the spacious rear yard, which offers a private outdoor space for gardening, relaxation, or social gatherings. There is also additional garden space as an extra feature to this outdoor space. The location is particularly appealing, with stunning views that enhance the overall charm of the property, making it a serene retreat from the hustle and bustle of daily life.



# Higher Reedley Road, Nelson, BB9 5EJ

## Offers Over £120,000

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

- Exceptional Mid Terrace Cottage
  - Modern Fitted Kitchen
  - On Street Parking
  - EPC Rating D
- Two Bedrooms
  - Complete Blank Canvas
  - Tenure Leasehold
- Three Piece Bathroom Suite
  - Perfect First Home
  - Council Tax Band A

### Ground Floor

#### Entrance Hall

6'2 x 3'10 (1.88m x 1.17m)  
UPVC double glazed frosted front door, hardwood single glazed frosted window to reception room, central heating radiator, part wood panelled elevation, tiled flooring, door to reception room and stairs to first floor.

#### Reception Room

17'8 x 11'10 (5.38m x 3.61m)  
Two UPVC double glazed windows, central heating radiator, meter cupboard, feature wall lights, part wood panelled elevation, brick fireplace, exposed beams, wood effect flooring and door to kitchen.

#### Kitchen

12'6 x 6'4 (3.81m x 1.93m )  
UPVC double glazed window, central heating radiator, loft access, range of panelled wall and base units with wood effect work surfaces, stainless steel sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood, space for fridge freezer, plumbing for washing machine, under stairs storage, spotlights, wood effect flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

5'6 x 4'2 (1.68m x 1.27m)  
Smoke detector, doors leading to two bedrooms and shower room.

#### Bedroom One

14'5 x 8'7 (4.39m x 2.62m )  
Two UPVC double glazed windows, central heating radiator, exposed beams and over stairs storage.

#### Bedroom Two

9'1 x 8'9 (2.77m x 2.67m)  
UPVC double glazed window, central heating radiator, exposed beams, wood effect flooring and storage.

#### Shower Room

8'4 x 4'3 (2.54m x 1.30m )  
Hardwood single glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, tiled elevations, PVC to ceiling, spotlights, extractor fan and tiled flooring.

#### External

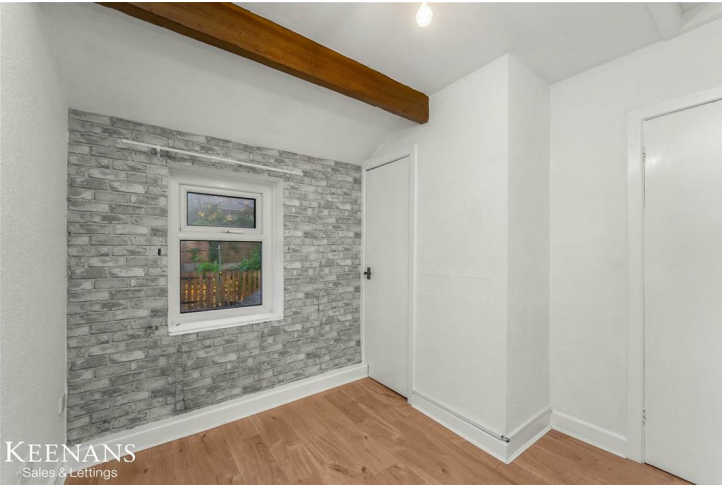
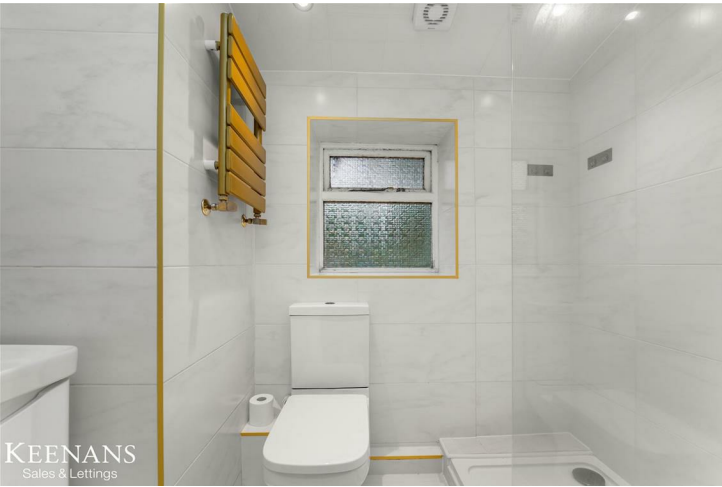
Spacious rear yard, which offers a private outdoor space for gardening, relaxation, or social gatherings. There is also additional garden space as an extra feature to this outdoor space.

#### Rear

Enclosed yard with gate to shared access.

#### Front

Forecourt with paving, enclosed hedges, stone chippings and steps to front entrance door.



Tel: 01282469023

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