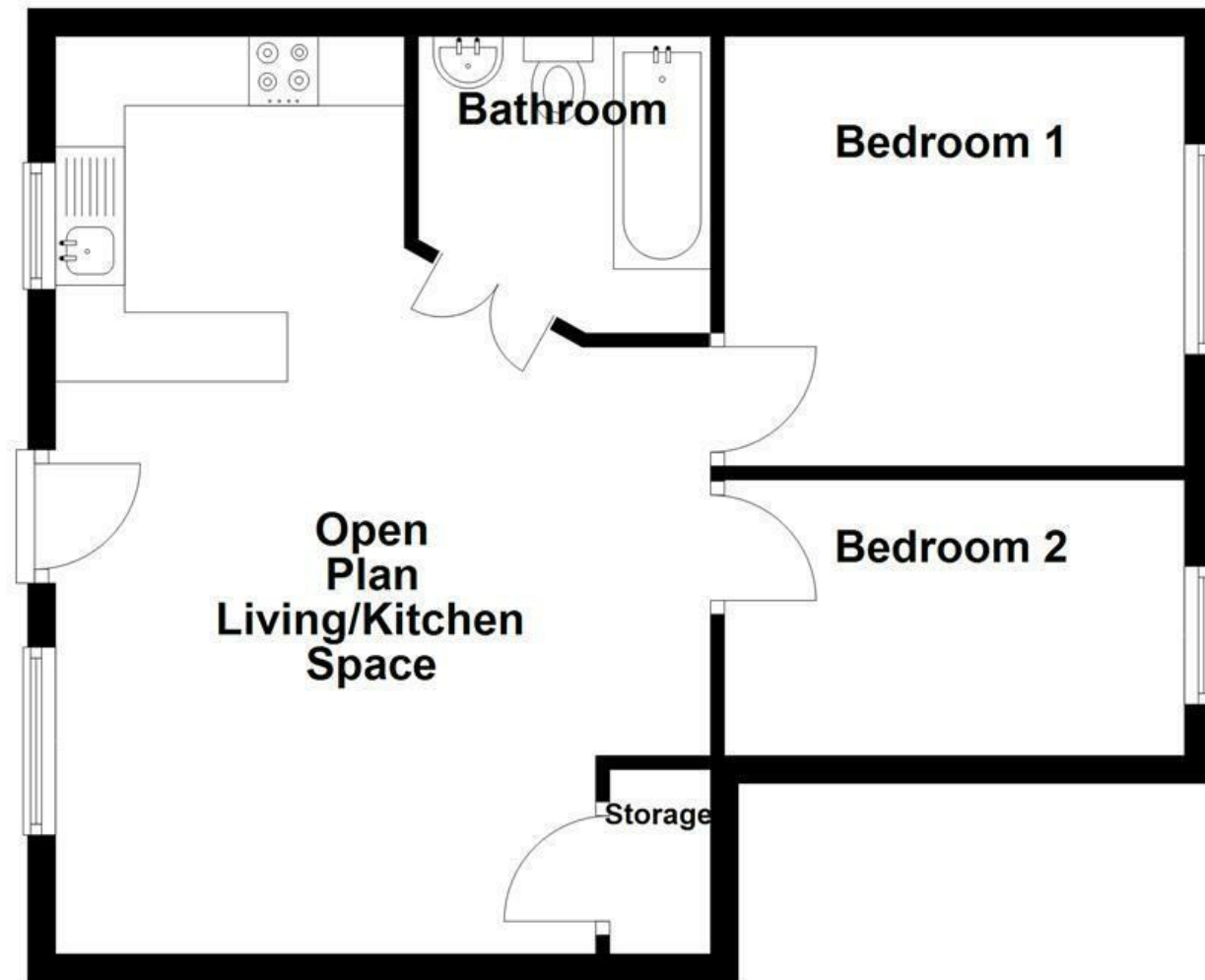


Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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 Bank Mews, Nelson, BB9 8SX

Offers Over £90,000

TWO BED APARTMENT IN NELSON - PERFECT INVESTMENT BEING SOLD WITH A SITTING TENANT

Located on Holme Bank Mews in Nelson, this delightful house offers a perfect blend of comfort and modern living. As you step inside, you are greeted by a spacious main living area that is designed for both relaxation and entertaining. The open kitchen, conveniently situated in the corner, provides a warm and inviting space for culinary creations and family gatherings.

This property boasts two generous bedrooms, each offering ample space for rest and personalisation. The layout is thoughtfully designed to maximise natural light, creating a bright and airy atmosphere throughout the home. The bathroom is well-appointed, ensuring convenience and comfort for all residents.

With its appealing features and prime location, this house is an excellent opportunity for those seeking a welcoming home in a friendly neighbourhood. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Don't miss the chance to make this lovely house your new home.

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Holme Bank Mews, Nelson, BB9 8SX

Offers Over £90,000

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

- Tenure Leasehold
 - On Street Parking
 - Two Well Proportioned Bedrooms
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Viewing Essential
 - Open Plan Living/Kitchen Space
- EPC Rating C
 - Ideal Home For A couple Or Single Occupancy
 - Three Piece Bathroom Suite

Ground Floor

Entrance

UPVC double glazed frosted door to open plan living/kitchen space.

Open Plan Living/Kitchen Space

15'6 x 15'2 (4.72m x 4.62m)

Two UPVC double glazed windows, central heating radiator, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob, tiled splash back, extractor hood, plumbed for washing machine, integrated boiler, breakfast bar, part tiled effect flooring, double doors to bathroom and doors to bedroom one, bedroom two and storage.

Bedroom One

10'10 x 10'2 (3.30m x 3.10m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'10 x 6'6 (3.30m x 1.98m)

UPVC double glazed window and central heating radiator.

Bathroom

7' x 5'1 (2.13m x 1.55m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevation, extractor fan and tiled effect flooring.

External

Communal gardens and paved pathway to front entrance door.



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