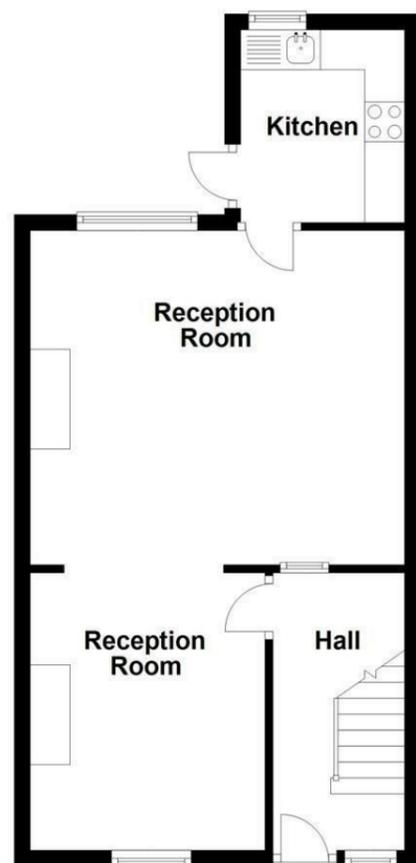
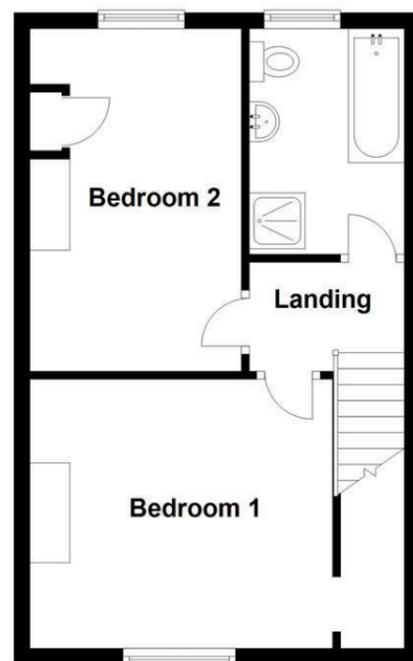


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		44	
(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.

## Malvern Road, Nelson, BB9 8JR

### Offers In Excess Of £90,000

THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Nestled on Malvern Road in the charming town of Nelson, this mid-terrace house is the epitome of a perfect first home or a savvy rental investment opportunity.

As you step inside, you are greeted by not one, but two generously sized reception rooms, offering ample space for entertaining guests or simply unwinding after a long day. The layout of this property is thoughtfully designed, with two well-proportioned bedrooms ensuring comfort and privacy for all residents.

One of the standout features of this property is the low-maintenance front and rear yards, perfect for those who appreciate outdoor space but prefer not to spend hours on upkeep. Whether you have a green thumb or simply enjoy al fresco dining, these spaces provide a blank canvas for you to create your own oasis.

With its prime location and versatile layout, this house on Malvern Road presents a unique opportunity to customise and personalise your living space to suit your lifestyle. Don't miss out on the chance to make this house your home or add it to your investment portfolio - schedule a viewing today and let your imagination run wild with the possibilities!

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

# Malvern Road, Nelson, BB9 8JR

## Offers In Excess Of £90,000

 2  1  2  E

- Perfect First Time Home
- Two Generously Sized Bedrooms
- On Street Parking
- EPC Rating E
- Fantastic Rental Opportunity
- Popular Location
- Tenure Leasehold
- Two Spacious Reception Rooms
- Low Maintenance Yard
- Council Tax Band A

### Ground Floor

Paved front garden with bedding areas.

#### Entrance

Composite double glazed frosted door to the hallway.

#### Hallway

11'5 x 5'5 (3.48m x 1.65m)

UPVC double glazed window, central heating radiator, smoke alarm, wood effect flooring, stairs to the first floor, doors leading to reception room one and under stairs storage.

#### Reception Room One

11'1 x 9'8 (3.38m x 2.95m)

UPVC double glazed window, central heating radiator, ceiling rose, coving to the ceiling, tiled hearth, wood effect flooring and open access to reception room two.

#### Reception Room Two

15'7 x 13'9 (4.75m x 4.19m)

UPVC double glazed window, central heating radiator, ceiling rose, coving to the ceiling, two feature wall lights, cast iron open fire with tiled cheeks, tiled hearth and wooden mantel, television point, wood effect flooring and door to the kitchen.

#### Kitchen

7'11 x 6'9 (2.41m x 2.06m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, electric oven with a four ring gas hob, extractor hood, tiled splashback, stainless steel sink with draining board and mixer tap, plumbing for washing machine, tiled flooring and UPVC double glazed frosted door to the rear.

### First Floor

#### Landing

Loft access, doors leading to two bedrooms and family bathroom.

#### Bedroom One

12'6 x 11'1 (3.81m x 3.38m)

UPVC double glazed window, central heating radiator, coving to the ceiling and over stairs storage.

#### Bedroom Two

13'10 x 8'8 (4.22m x 2.64m)

UPVC double glazed window, central heating radiator and fitted storage housing a combination boiler.

#### Bathroom

10' x 6'7 (3.05m x 2.01m)

UPVC double glazed frosted window, central heating towel rail, low base WC, pedestal wash basin with traditional taps, panel bath with mixer taps and rinse head, direct feed rainfall shower with rinse head, cornice coving, partially tiled elevations and tiled flooring.

#### External

#### Rear

Enclosed rear yard with gate to shared access road.

#### Front



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