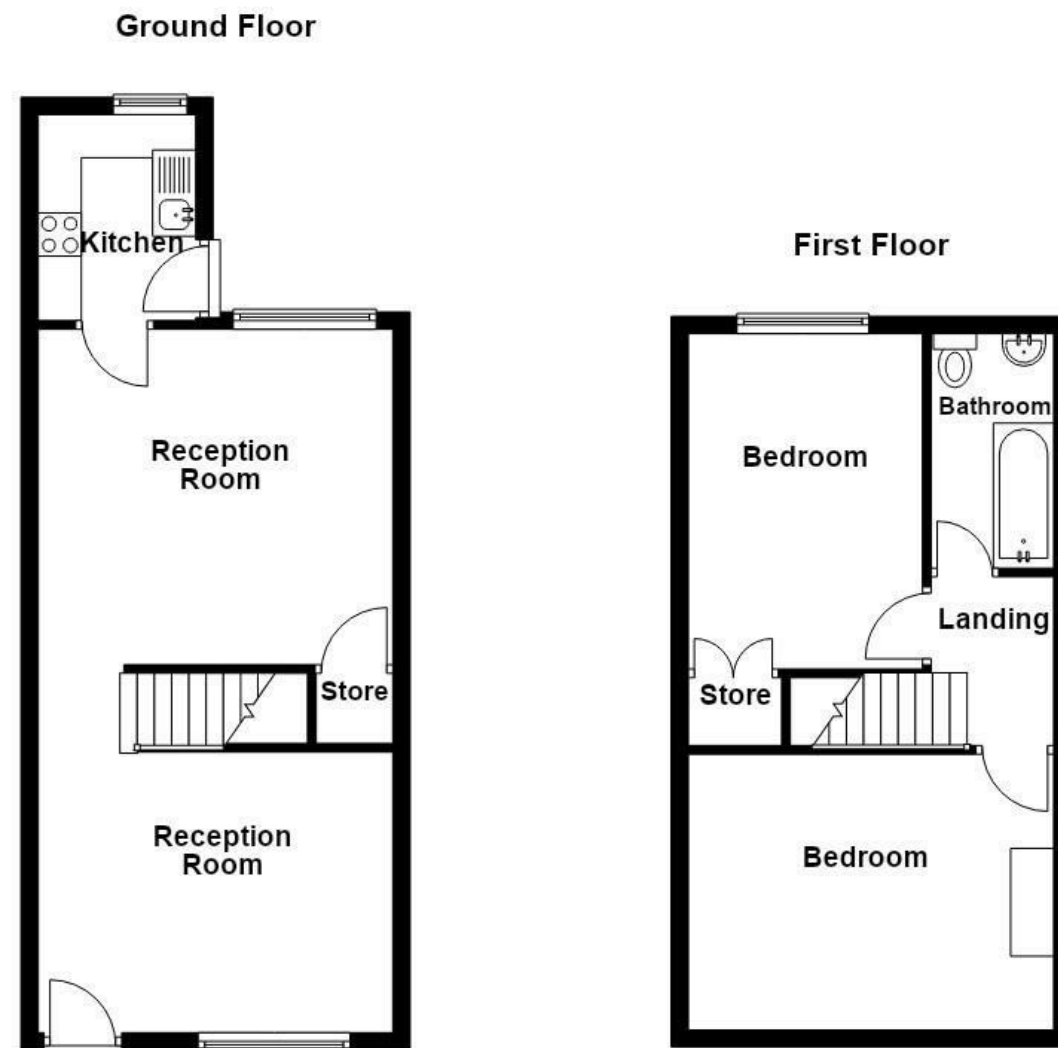




Total area: approx. 72.3 sq. metres (777.9 sq. feet)

| Energy Efficiency Rating                    |                         |                                                                                     |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                           |
| Very energy efficient - lower running costs |                         |                                                                                     |
| (92 plus) A                                 |                         |                                                                                     |
| (81-91) B                                   |                         |                                                                                     |
| (69-80) C                                   |                         |                                                                                     |
| (55-68) D                                   | 57                      | 75                                                                                  |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## Berriedale Road, Nelson, BB9 8AZ

### £110,000

A WONDERFUL TWO BEDROOM END TERRACED PROPERTY IN NELSON WITH NO CHAIN DELAY

Nestled on Berriedale Road in the charming town of Nelson, this delightful two-bedroom end terrace house presents an excellent opportunity for first-time buyers. The property boasts a well-maintained interior, ensuring a comfortable living space that is ready for you to move in and make your own.

The house is ideally situated close to a local park, providing a perfect setting for leisurely strolls or outdoor activities. This convenient location not only offers a peaceful environment but also allows easy access to the amenities and services that Nelson has to offer.

With its appealing features and prime location, this property is a wonderful choice for those looking to step onto the property ladder. Don't miss the chance to view this lovely home, which combines comfort, convenience, and a welcoming community atmosphere.

Berriedale Road, Nelson, BB9 8AZ

£110,000

2 1 2 D

- NO CHAIN DELAY
  - Tenure - Freehold
  - Close Proximity To Green Space
  - Close Proximity To Local Amenities
- Council Tax Band - A
  - Two Well Proportioned Bedrooms
  - Ideal For First Time Buyers With Viewing Essential
- EPC Rating - D
  - Vibrant Nelson Location
  - Access To Major Network Links

Ground Floor

Reception Room One

13'6x10'8 (4.11mx3.25m)

Reception Room Two

13'6x12'9 (4.11mx3.89m)

Kitchen

7'10x6'0 (2.39mx1.83m)

First Floor

Landing

6'5x8'11 (1.96mx2.72m)

Bedroom One

13'4x10'5 (4.06mx3.18m)

Bedroom Two

8'1x12'9 (2.46mx3.89m)

Bathroom

8'11x4'8 (2.72mx1.42m)

Exterior

Front

Enclosed front garden with paved path leading to front door.

Rear

Enclosed rear yard with concrete floor, small outbuilding for storage and gate leading to alleyway.



Tel: 01282469023

www.keenans-estateagents.co.uk