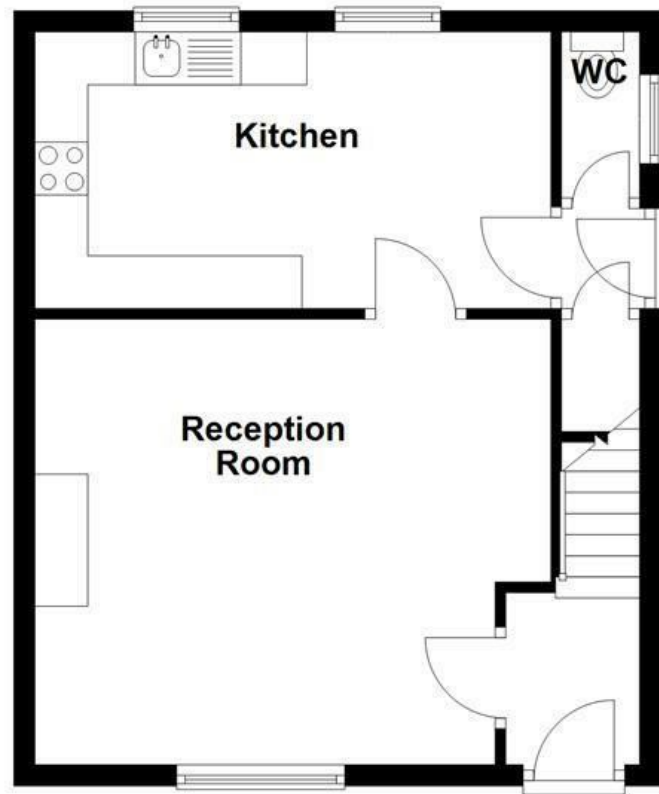
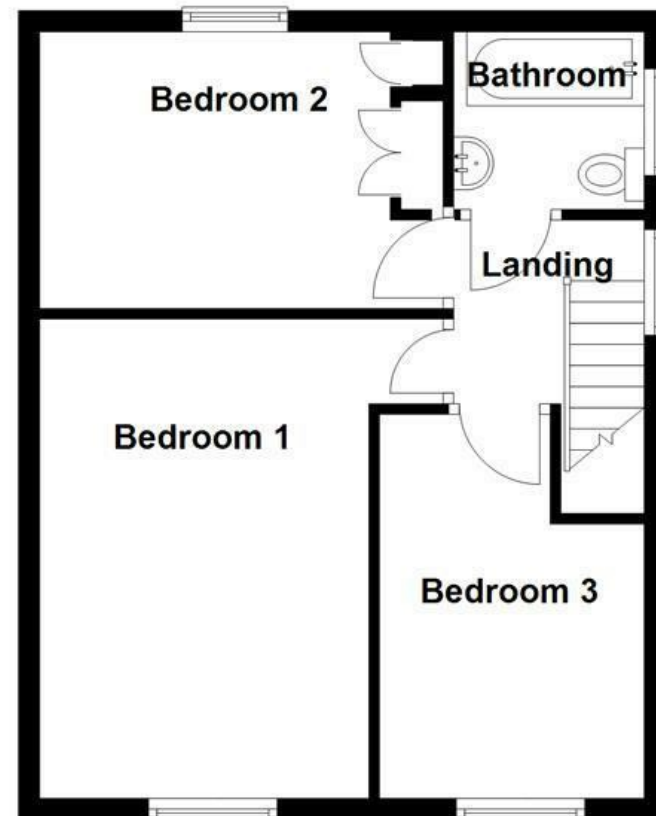


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(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.

## Rowland Avenue, Nelson, BB9 9NG

### £150,000

SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY

Welcome to this charming semi-detached house located on Rowland Avenue in Nelson. This delightful property is perfect for first-time buyers or those seeking a sound investment opportunity.

As you enter, you are greeted by a spacious lounge that offers a warm and inviting atmosphere, ideal for relaxing or entertaining guests. The modern kitchen is well-equipped and provides ample space for culinary creations, making it a joy to cook and dine in.

The property boasts three generously sized bedrooms, ensuring plenty of room for family or guests. The family bathroom is conveniently located, providing all the necessary amenities for daily living. Additionally, there is a downstairs WC, adding to the practicality of the home.

One of the standout features of this property is the large rear garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air.

# Rowland Avenue, Nelson, BB9 9NG

£150,000



- An Envidable Semi Detached Property
- Beautifully Presented
- Council Tax Band A
- Off Road Parking
- Three Bedrooms
- Perfect Family Home
- EPC Rating D
- Modern Throughout
- No Chain Delay
- Tenure Freehold

## Ground Floor

### Entrance Hall

5'4 x 4'2 (1.63m x 1.27m )

### Reception Room

16 x 13'10 (4.88m x 4.22m )

### Kitchen

15'10 x 8'7 (4.83m x 2.62m )

### WC

5'2 x 2'9 (1.57m x 0.84m )

## First Floor

### Landing

7'7 x 5'10 (2.31m x 1.78m )

### Bedroom One

14'1 x 13'2 (4.29m x 4.01m )

### Bedroom Two

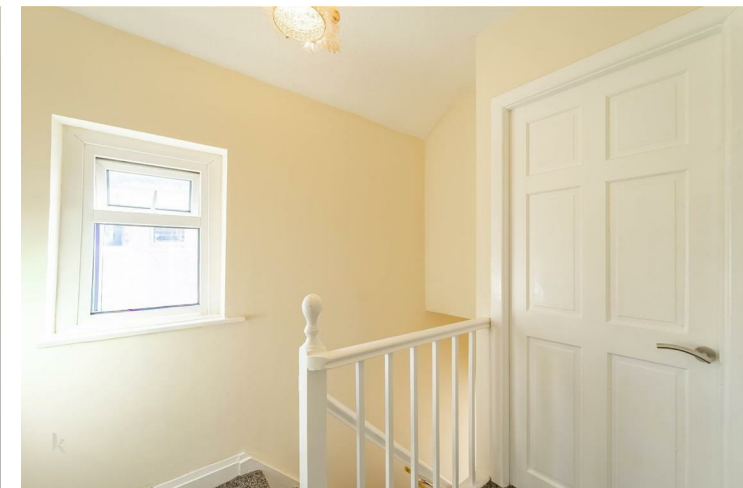
12'6 x 8'7 (3.81m x 2.62m )

### Bedroom Three

10'11 x 8'3 (3.33m x 2.51m )

### Bathroom

5'11 x 4'11 (1.80m x 1.50m )



Tel: 01282469023

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