



Larch Street, Nelson, BB9 9RH

£109,950

TWO BEDROOM MID TERRACE PROPERTY IN THE HEART OF NELSON

Welcome to this charming mid-terrace house located on Larch Street in the vibrant town of Nelson. This delightful property offers a perfect opportunity for first-time buyers or savvy investors looking to expand their portfolio.

Upon entering, you will find a welcoming reception room that provides a comfortable space for relaxation and entertaining. The house boasts two well-proportioned bedrooms, ideal for a small family or as guest rooms. The bathroom is conveniently situated, ensuring ease of access for all residents.

One of the standout features of this property is the loft room, which can be utilised as a versatile space for a home office, playroom, or additional storage. The open-plan lounge and kitchen dining area create a warm and inviting atmosphere, perfect for family gatherings or casual dining.

Step outside to discover a rear yard, offering a private outdoor space for enjoying the fresh air or hosting summer barbecues. Additionally, the outhouse provides extra storage or could be transformed into a workshop or hobby space.

Situated in a great location, this property is close to local amenities, schools, and transport links, making it an ideal choice for those seeking convenience and community. With no onward chain, this home is ready for you to move in and make it your own. Don't miss out on this fantastic opportunity to secure a lovely home in Nelson.

Some photos have been virtually staged to help you envision your dream home

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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2 1 1 C

- Mid Terrace Property
 - Neutral Finish
 - On Street Parking
 - EPC Rating C
- Two Bedrooms Plus Attic Room
 - Three Piece Bathroom
 - Leasehold
- Fitted Kitchen
 - Enclosed Rear Yard
 - Council Tax Band A

Ground Floor

Entrance Hallway
16'2 x 3'5 (4.93m x 1.04m)

Reception Room
13'5 x 9'1 (4.09m x 2.77m)

Kitchen
12'10 x 9'11 (3.91m x 3.02m)

First Floor

Landing
8'11 x 5'9 (2.72m x 1.75m)

Bedroom One
13' x 10'2 (3.96m x 3.10m)

Bedroom Two
9'10 x 7'1 (3.00m x 2.16m)

Bathroom
6'5 x 5'9 (1.96m x 1.75m)

Second Floor

Attic Room
19'11 x 12'3 (6.07m x 3.73m)

