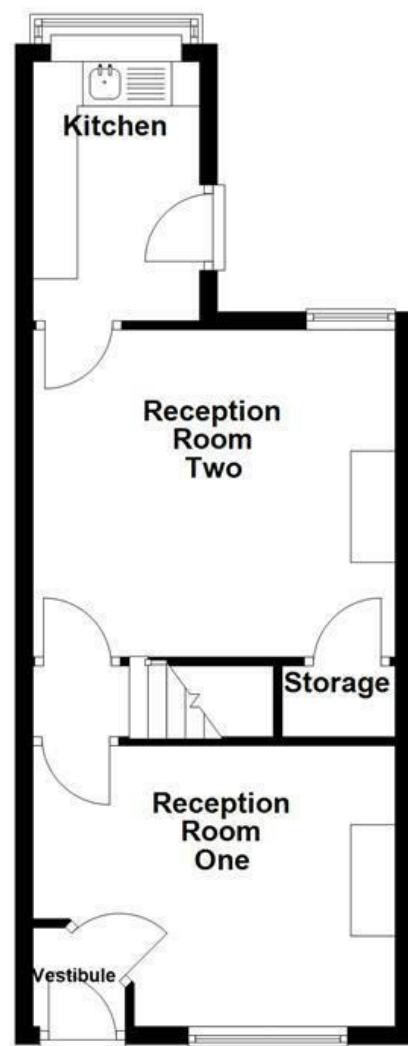
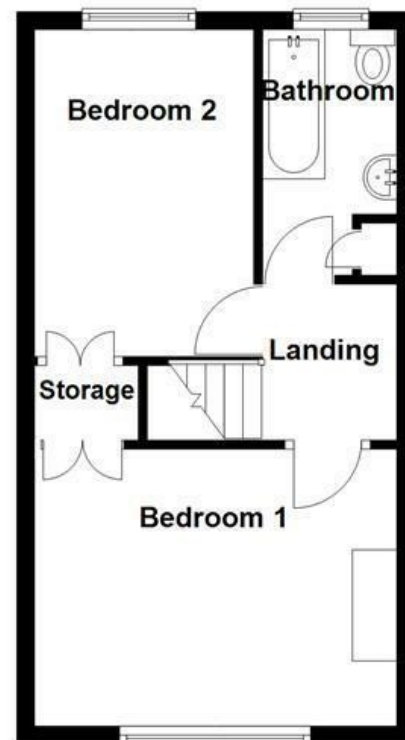


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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.

Berriedale Road, Nelson, BB9 8AZ

£79,950

CHARMING TWO BEDROOM MID TERRACE PROPERTY

Located on the popular Berriedale Road in Nelson, this delightful mid-terrace house presents an excellent opportunity for those seeking a property with great potential. Boasting two generously sized reception rooms, the layout is perfect for both relaxation and entertaining, seamlessly flowing through to a well-appointed kitchen.

The property features two good-sized double bedrooms, providing ample space for rest and personalisation. The family bathroom is conveniently located, catering to the needs of spacious living.

One of the standout features of this home is the lovely rear garden, offering a tranquil outdoor space ideal for enjoying sunny days or hosting gatherings with family and friends.

This property is not only a wonderful place to live but also a canvas for your creative vision, making it an ideal choice for first-time buyers or those looking to invest in a promising area. With its inviting atmosphere and potential for enhancement, this home on Berriedale Road is certainly worth a closer look.

Berriedale Road, Nelson, BB9 8AZ

£79,950

 2  1  2  E

- Tenure Leasehold
 - On Street Parking
 - Two Spacious Reception Rooms
 - Easy Access To Major Network Links
- Council Tax band A
 - Bursting With Potential
 - Two Well Proportioned Bedrooms
- EPC Rating D
 - Viewing Essential
 - Ideal Investment Opportunity

Ground Floor

Entrance

Composite frosted door to vestibule.

Vestibule

3'8 x 3'5 (1.12m x 1.04m)

Lino flooring and door to reception room one.

Reception Room One

13'4 x 10'4 (4.06m x 3.15m)

UPVC double glazed window, central heating radiator, coving, gas fire, two feature wall lights, door to stairs to first floor and door to reception room two.

Reception Room Two

13'3 x 12'7 (4.04m x 3.84m)

UPVC double glazed window, central heating radiator, under stairs storage, coving, radiant gas fire and door to kitchen.

Kitchen

9'8 x 6'2 (2.95m x 1.88m)

UPVC double glazed box window, central heating radiator, wall and base units, wood effect work top, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, space for free standing oven, wood panel elevation, hard wood frosted door to rear and lino flooring.

First Floor

Landing

5'11 x 4'10 (1.80m x 1.47m)

Loft hatch, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

13'3 x 10'3 (4.04m x 3.12m)

UPVC double glazed window, central heating radiator, storage and coving.

Bedroom Two

12'6 x 7'11 (3.81m x 2.41m)

UPVC double glazed window, central heating radiator, coving and storage.

Bathroom

9'7 x 4'11 (2.92m x 1.50m)

UPVC double glazed frosted window, central heating radiator, storage, low flush WC, pedestal wash basin, panel bath, overhead electric feed shower and part tiled elevation.

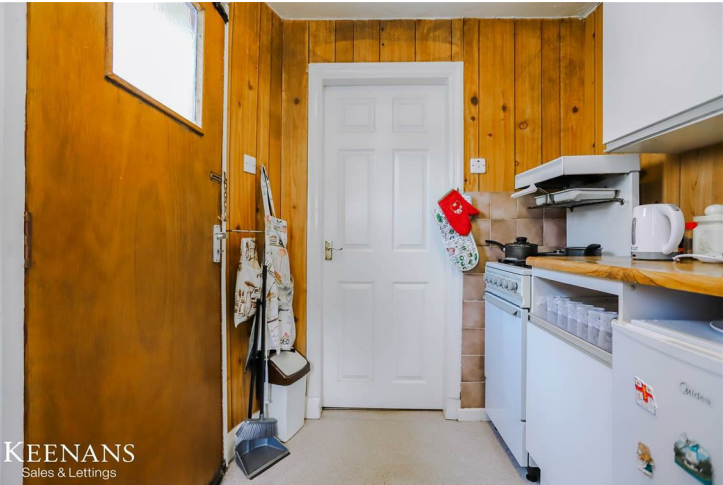
External

Rear

Enclosed yard with gate to shared access road.

Front

Enclosed courtyard.



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