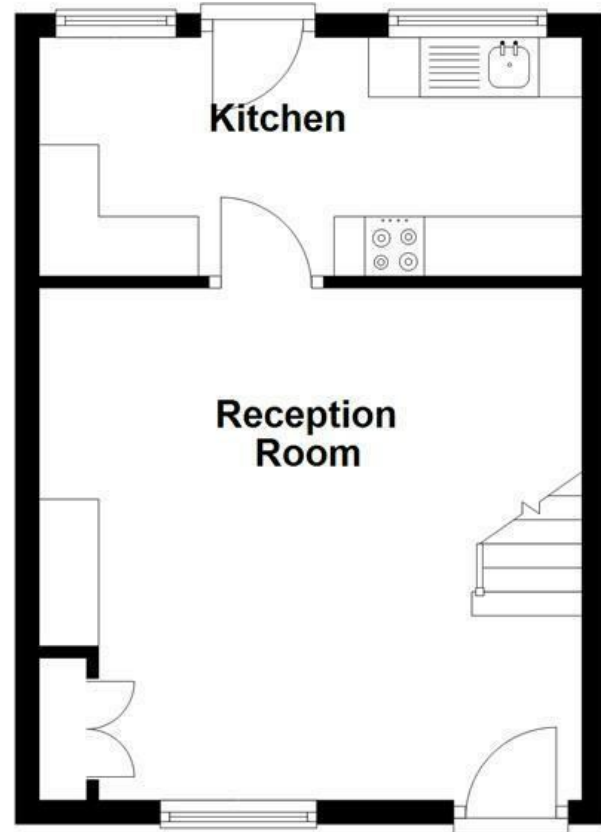



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D	62		
(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.

## Leeds Road, Nelson, BB9 9UA

### Offers Over £70,000

MID TERRACE PROPERTY BURSTING WITH POTENTIAL

Located on Leeds Road in Nelson, this charming mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a spacious lounge that invites you to relax and unwind, seamlessly connecting to a well-appointed kitchen, perfect for culinary enthusiasts.

The home features one generously sized bedroom, complemented by a versatile second room that can serve as an office or an additional bedroom, catering to your personal needs. The family bathroom is conveniently located, ensuring comfort and practicality for everyday living.

Outside, the rear yard offers a private space for outdoor enjoyment, ideal for summer gatherings or simply soaking up the sun. Situated on a main road, this property benefits from easy access to local amenities and excellent transport links, making commuting a breeze.

With its abundant potential, this house is ready for you to make it your own. Whether you are looking to settle down or seeking a promising investment, this property on Leeds Road is not to be missed.

Leeds Road, Nelson, BB9 9UA

Offers Over £70,000



- Spacious Reception Room And Kitchen
- Council Tax Band A
- Tenure Freehold
- On Street Parking
- EPC Rating D
- Close Proximity To Local Amenities
- Bursting With Potential
- Rear Yard For Outdoor Space
- Easy Access To Major Network Links
- Viewing Recommended

**Ground Floor**

**Reception Room**

15' x 14'1 (4.57m x 4.29m)

**Kitchen**

15' x 6'1 (4.57m x 1.85m)

**First Floor**

**Bedroom One**

11'4 x 11'3 (3.45m x 3.43m)

**Bedroom/Landing**

9'6 x 9'2 (2.90m x 2.79m)

**Bathroom**

9'9 x 5'1 (2.97m x 1.55m)



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