



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(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	

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Brentwood Road, Nelson, BB9 8AY

£89,950

A MODERN TWO BEDROOM MID TERRACE HOME

Located on Brentwood Road in the charming area of Nelson, this delightful mid-terrace house presents an excellent opportunity for first-time buyers. The property boasts a modern kitchen that is both stylish and functional, perfect for those who enjoy cooking and entertaining. The spacious lounge offers a welcoming atmosphere, ideal for relaxing or hosting friends and family.

This home features two generously sized double bedrooms, providing ample space for rest and relaxation. The shower room is well-appointed, ensuring convenience for daily routines. Additionally, the rear yard offers a private outdoor space, perfect for enjoying a morning coffee or evening gatherings.

Situated in a great location, this property is conveniently close to local schools and amenities, making it an ideal choice for families and professionals alike. With its modern features and inviting layout, this house is ready for you to move in and make it your own. Don't miss the chance to view this lovely home that combines comfort and practicality in a sought-after area.

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- Mid Terrace Property
- Spacious Reception Room
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Three Piece Shower Room
- Leasehold
- Dining Kitchen
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'6 x 3'6 (1.07m x 1.07m)

Reception Room One

16' x 14'2 (4.88m x 4.32m)

Inner Hall

4'3 x 2'9 (1.30m x 0.84m)

Kitchen/Dining Room

14'2 x 10'3 (4.32m x 3.12m)

First Floor

Landing

5'7 x 5'2 (1.70m x 1.57m)

Bedroom One

14'2 x 14'3 (4.32m x 4.34m)

Bedroom Two

10'5 x 8'9 (3.18m x 2.67m)

Bathroom

7'8 x 5'4 (2.34m x 1.63m)



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