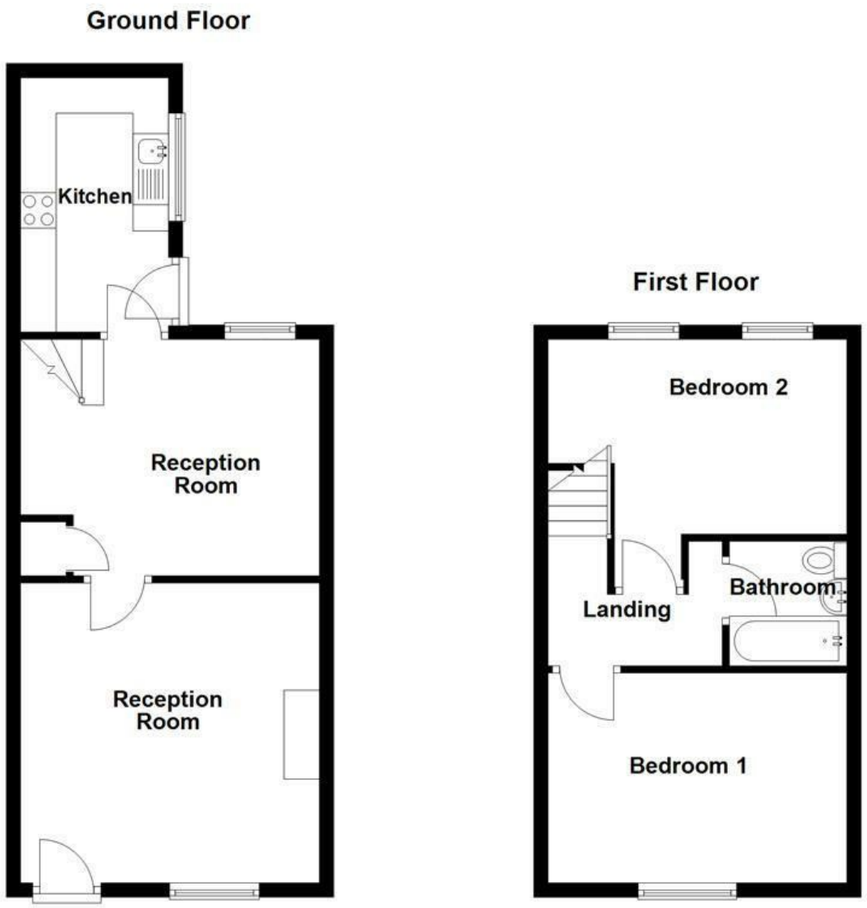
Keenans

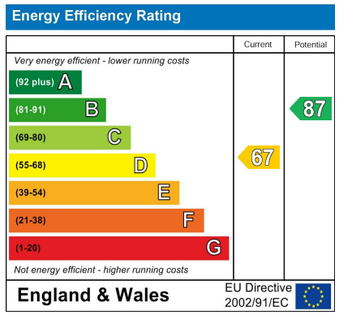


Beresford Street, Nelson, BB9 0JB

Offers Over £80,000

A BEAUTIFULLY MAINTAINED, TWO BEDROOM MID-TERRACED HOME ON A PEACEFUL PEDESTRIAN STREET WITH RESIDENTS PARKING AND GARDEN BEING SOLD WITH SITTING TENANT

This lovely, two bedroom terraced home is proudly introduced to the market in a highly regarded area of Nelson. Situated on a pedestrian street with no passing traffic. The property is immaculately presented throughout and conveniently located within walking distance of schools, amenities and major motorway links.



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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Beresford Street, Nelson, BB9 0JB

Offers Over £80,000

2 1 2 D

- Terraced Property
- Three Piece Bathroom
- On Street Parking
- Two Bedrooms
- Two Reception Rooms
- Council Tax Band: A
- Fitted Kitchen
- Enclosed Rear Yard
- EPC Rating: D

Ground Floor

Reception Room One

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

UPVC double glazed entrance door, UPVC double glazed window, central heating radiator, TV point, two feature wall lights, wall mounted electric fire, wood effect flooring and door to reception room two.

Reception Room Two

10/11 x 10'6 (3.05m/3.35m x 3.20m)

UPVC double glazed window, central heating radiator, coving, under stairs storage, wood effect flooring, stairs to first floor, wood effect flooring and door to the kitchen.

Kitchen

11' x 6'10 (3.35m x 2.08m)

UPVC double glazed window , central heating radiator, range of wood effect wall and base units, laminate worktops, tiled splashback, stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob, extractor hood, plumbing for washing machine, tiled flooring and UPVC double glazed door to rear.

First Floor

Landing

8' x 5'8 (2.44m x 1.73m)

Loft access, smoke detector and doors to two bedrooms and bathroom.

Bedroom One

13'10 x 9'8 (4.22m x 2.95m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'10 x 11'9 (4.22m x 3.58m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

5'9" x 5'5" (1.75m x 1.65m)

Central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed rainfall shower and rinse head over, extractor fan, part tiled elevations and laminate flooring.

External

Front

Laid to lawn, mature hedges and paved footpath.

Rear

Enclosed yard and gate access to rear street.

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