



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## Ada Street, Nelson, BB9 0RU

### £79,950

#### SPACIOUS TWO BEDROOM MID TERRACE PROPERTY

Located in the heart of Nelson on Ada Street, this charming two-bedroom mid-terraced house presents an excellent opportunity for both first-time buyers and those seeking a family home. The property boasts a prime location, conveniently situated close to the town centre, ensuring easy access to local amenities, shops, and transport links.

Upon entering, you are welcomed into a spacious lounge that flows seamlessly into the kitchen, creating an inviting space perfect for both relaxation and entertaining. The layout is designed to maximise comfort and functionality, making it an ideal setting for family gatherings or quiet evenings at home.

The property features a family bathroom, providing essential convenience for daily living. Additionally, the front and rear yards offer outdoor space that can be transformed into a delightful garden or a private retreat, allowing you to enjoy the fresh air and sunshine.

With a wealth of potential, this home invites you to put your personal touch on it, making it truly your own. Whether you envision modernising the interiors or enhancing the outdoor areas, the possibilities are endless. This property is not just a house; it is a canvas for your future.

In summary, this mid-terraced house on Ada Street is a fantastic opportunity for those looking to invest in a property with great potential in a desirable location. Don't miss your chance to make this house your home.



# Ada Street, Nelson, BB9 0RU

## £79,950

 **2**  **1**  **1**  **D**

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

### Ground Floor

**Vestibule**  
4'1 x 3'8 (1.24m x 1.12m)  
UPVC double glazed leaded entrance door and door to reception room.

**Reception Room**  
14'10 x 13'1 (4.52m x 3.99m)  
UPVC double glazed bay window, central heating radiator, coving, gas fire, tiled surround, wood mantle and door to kitchen.

**Kitchen**  
13'9 x 9'3 (4.19m x 2.82m)  
UPVC double glazed window, wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated Lamona oven in high rise unit, four burner gas hob, extractor hood, tiled splash back, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, space for undercounter fridge, plinth heater, tiled floor, under stairs storage, stairs to first floor and UPVC double glazed frosted door to rear.

### First Floor

**Landing**  
5'4 x 4'8 (1.63m x 1.42m)  
Loft access, smoke alarm and doors to two bedrooms and bathroom.

**Bedroom One**  
12'9 x 12'4 (3.89m x 3.76m)  
UPVC double glazed window, central heating radiator and fitted storage.

**Bedroom Two**  
11'2 x 7'5 (3.40m x 2.26m)  
UPVC double glazed frosted window, central heating radiator and fitted storage.

**Bathroom**  
8'1 x 4'7 (2.46m x 1.40m)  
Central heated towel rail, spotlights, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed rainfall shower and rinse head over, extractor fan, PVC clad ceiling, tiled elevation and tile effect flooring.

### External

**Front**  
Paving, bedding area and mature shrubs.

**Rear**  
Enclosed yard and bedding areas.



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