



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.

Sussex Street, Nelson, BB9 7XQ

£55,000

**** Charming One-Bedroom Terrace – Ideal for First-Time Buyers or Investors ****

Situated in the heart of Nelson, this well-presented one-bedroom terraced house offers a fantastic opportunity for first-time buyers or buy-to-let landlords. The property features a spacious lounge, a modern fitted kitchen, a good-sized double bedroom, and a three-piece bathroom suite. With gas central heating and double glazing throughout, this home provides comfort and convenience at an affordable price. Located close to local amenities, transport links, and schools, it's a smart investment in a popular area. Early viewing is highly recommended.

Sussex Street, Nelson, BB9 7XQ
£55,000

1 1 1 D

- No Chain Delay
- Double Bedroom
- On Street Parking
- EPC Rating D
- Perfect for Investment
- Freshly Decorated
- Tenure Leasehold
- First Time Buyer
- Private Street
- Council Tax Band A

