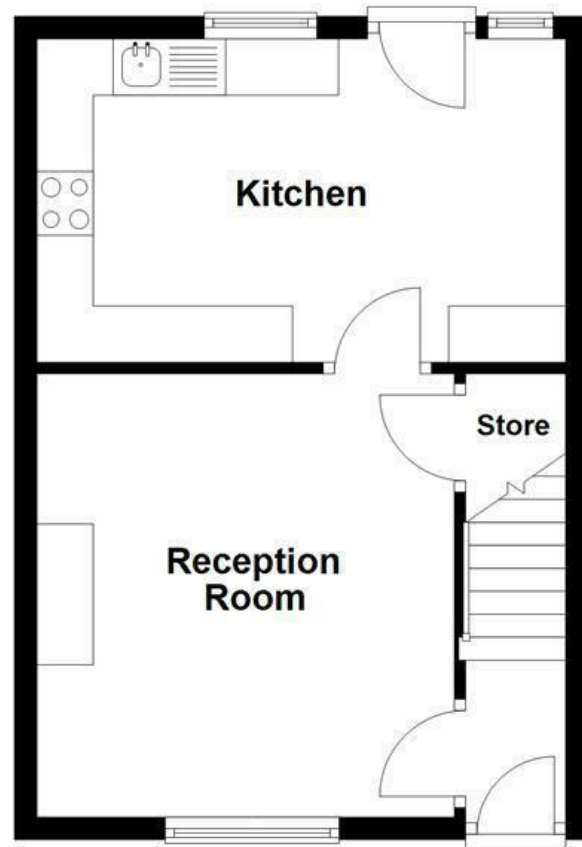
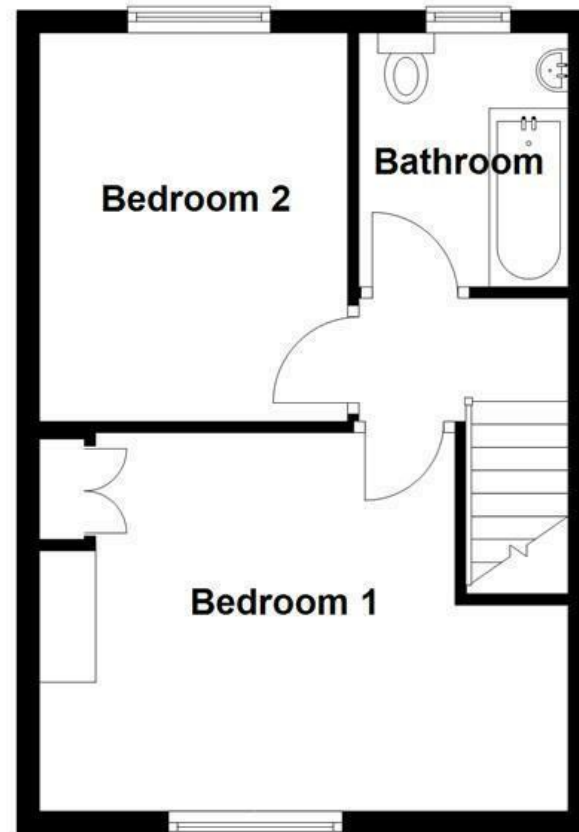


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(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.

## Chapel Street, Nelson, BB9 5DF

### Offers Over £105,000

TWO-BEDROOM SEMI DETACHED HOME IN NELSON

Situated on Chapel Street in the charming area of Brierfield, Nelson, this delightful house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a generous reception room that provides an inviting space for relaxation and entertaining. The well-designed kitchen and dining area seamlessly connect, making it an ideal setting for family meals and gatherings.

Upstairs, you will find two well-proportioned bedrooms, each offering ample space for rest and personalisation. The conveniently placed bathroom adds to the home's functionality, ensuring that daily routines are both easy and efficient.

The property also boasts a rear enclosed garden, providing a private outdoor space for leisure and enjoyment. This garden is perfect for those who appreciate a bit of greenery, whether it be for gardening, children's play, or simply unwinding in the fresh air.

This house on Chapel Street is not just a home; it is a sanctuary that combines modern living with a warm, welcoming atmosphere. It is ideally suited for families, couples, or anyone seeking a

# Chapel Street, Nelson, BB9 5DF

Offers Over £105,000



- Semi Detached Property
- Fitted Kitchen
- On Street Parking
- EPC Rating C
- Two Bedrooms
- Ideal Rental Investment
- Tenure Leasehold
- Three Piece Bathroom Suite
- Spacious Rear Garden
- Council Tax Band A

## Ground Floor

### Entrance Hall

5'7 x 3'2 (1.70m x 0.97m )

### Reception Room

12'11 x 12'2 (3.94m x 3.71m )

### Kitchen

15'2 x 9'5 (4.62m x 2.87m )

## First Floor

### Landing

5'7 x 3'4 (1.70m x 1.02m )

### Bedroom One

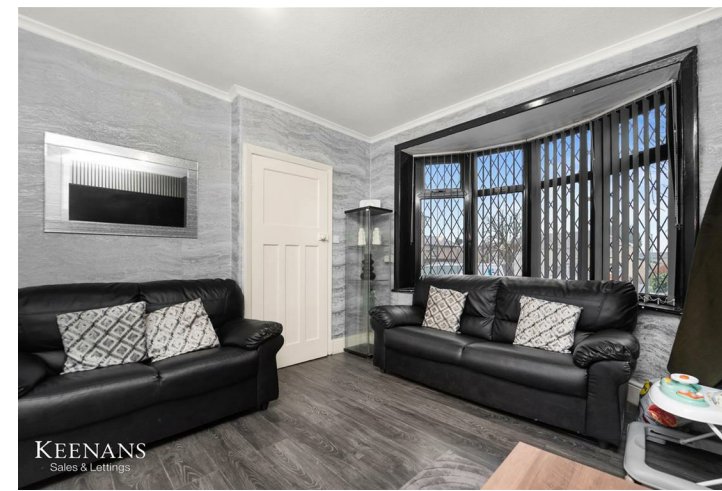
15'2 x 11'6 (4.62m x 3.51m)

### Bedroom Two

11'1 x 9'5 (3.38m x 2.87m )

### Bathroom

7'5 x 5'6 (2.26m x 1.68m )



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