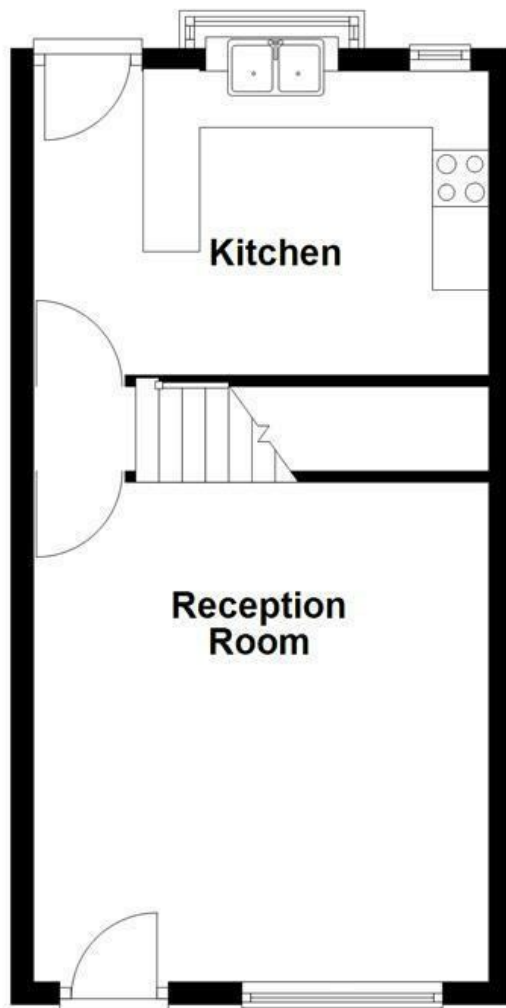
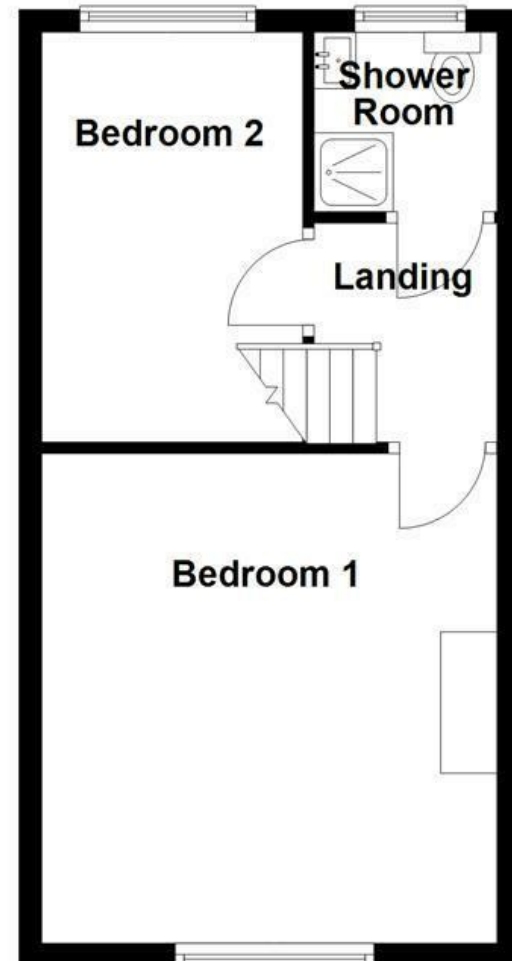



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.

Helmsdale Road, Nelson, BB9 8BA

Offers Over £89,950

SPACIOUS TWO BEDROOM MID TERRACE PROPERTY

This delightful two-bedroom mid-terrace house on Helmsdale Road presents an excellent opportunity for both first-time buyers and those seeking a promising investment. The property boasts a spacious kitchen, which offers ample potential for modernisation and personalisation, making it a perfect canvas for your culinary aspirations.

The good-sized bedrooms provide comfortable living spaces, ideal for relaxation or study. The layout of the home is practical, ensuring that every corner is utilised effectively. Additionally, the property features both a front and rear yard, offering outdoor space for gardening, entertaining, or simply enjoying the fresh air.

Situated in a great location, this home is conveniently close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. This accessibility enhances the appeal of the property, making it an ideal choice for families and professionals alike.

In summary, this mid-terrace house on Helmsdale Road is a wonderful opportunity to create a home tailored to your needs, all while enjoying the benefits of a vibrant community. Don't miss the chance to explore the potential this property has to offer.

Helmsdale Road, Nelson, BB9 8BA

Offers Over £89,950

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

- Tenure Leasehold
 - On Street Parking
 - Ideal Investment Opportunity
 - Easy Access To Major Network Links
- Council Tax Band A
 - Two Generously Sized Bedrooms
 - Bursting With Potential
- EPC Rating D
 - Fitted Kitchen And Three Piece Shower Room
 - Enclosed Rear Yard

Ground Floor

Entrance

UPVC double glazed door to reception room.

Reception Room

14'6 x 13'3 (4.42m x 4.04m)

UPVC double glazed window, central heating radiator, gas fire with surround, television point door to kitchen and stairs to first floor.

Kitchen

13'4 x 8'10 (4.06m x 2.69m)

Two UPVC double glazed windows, central heating radiator, coving, range of panel wall and base units, laminate work top, double sinks with draining board and mixer tap, plumbed for washing machine, space for fridge freezer, integrated oven, four ring gas hob, tiled splash back, extractor hood, integrated Worcester boiler, under stairs storage and UPVC double glazed door to rear.

First Floor

Landing

5'8 x 4'9 (1.73m x 1.45m)

Loft access, smoke alarm central heating radiator, doors to two bedrooms and shower room.

Bedroom One

16'2 x 13'7 (4.93m x 4.14m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

10'3 x 7'11 (3.12m x 2.41m)

UPVC double glazed window and central heating radiator.

Shower Room

5'2 x 5' (1.57m x 1.52m)

UPVC double glazed frosted window, vanity top wash basin with mixer tap, dual flush WC, enclosed direct feed rainfall shower with rinse head and extractor fan.

External

Rear

Enclosed paved yard with gate to shared access road.



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