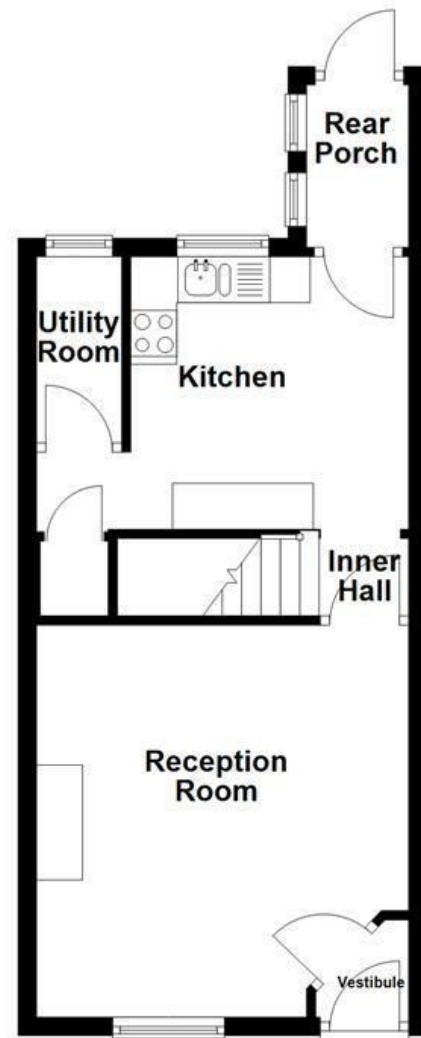
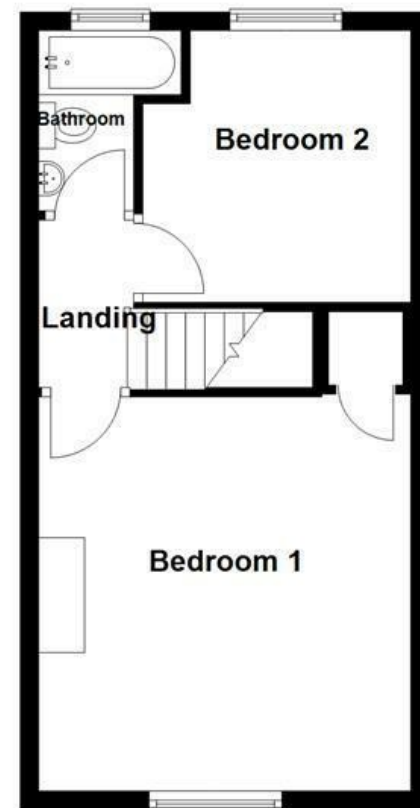


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(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.

## Hallam Road, Nelson, BB9 8AD

### £85,000

TWO BEDROOM MID TERRACE PROPERTY BURSTING WITH POTENTIAL

Located on Hallam Road in the vibrant town of Nelson, this mid-terrace property presents an excellent opportunity for both first-time buyers and investors alike. Boasting two well-proportioned bedrooms, this property is designed to offer comfort and practicality for modern living.

Upon entering, you are greeted by a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. The spacious kitchen is a standout feature, complete with a rear porch and a separate utility room, providing ample space for culinary endeavours and household chores. The family bathroom is conveniently located, ensuring ease of access for all residents.

Outside, the property benefits from both a front and rear yard, offering a pleasant outdoor space for relaxation or gardening. The location is particularly advantageous, as it is situated close to a variety of amenities, making daily life convenient and enjoyable.

This property is sold with no chain, allowing for a smooth and efficient purchase process. With its great potential and desirable features, this mid-terrace house on Hallam Road is a fantastic opportunity not to be missed. Whether you are looking to make it your home or seeking a promising investment, this property is sure to impress.



Hallam Road, Nelson, BB9 8AD

£85,000

2

1

1

D

■ Terraced Property

■ One Reception Room

■ On Street Parking

■ EPC Rating: D

■ Two Bedrooms

■ Three Piece Bathroom

■ Tenure: Leasehold

■ Contemporary Fitted Kitchen With Separate Utility Room

■ Enclosed Rear Yard

■ Council Tax Band: A

Ground Floor

Vestibule

3'6 x 3'4 (1.07m x 1.02m)

UPVC double glazed frosted entrance door and door to reception room.

Reception Room

14' x 13'3 (4.27m x 4.04m)

UPVC double glazed window, central heating radiator, coving, meter cupboard and door to inner hall.

Inner Hall

Stairs to first floor and open access to kitchen.

Kitchen

10' x 9'9 (3.05m x 2.97m)

UPVC double glazed window, central heating radiator, wall and base units, granite effect worktops, integrated oven, four burner gas hob, one and half bowl stainless steel sink with draining board and mixer tap, space for fridge freezer, part tiled elevation, wood effect lino flooring na door to utility room and rear porch.

Utility Room

6'8 x 3' (2.03m x 0.91m)

UPVC double glazed window, plumbing for washing machine, under stairs storage and wood effect lino flooring.

Rear Porch

5'10 x 3'8 (1.78m x 1.12m)

Three UPVC double glazed windows, wood effect lino flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

8'9 x 5'11 (2.67m x 1.80m)

Coving and doors to two bedrooms and bathroom.

Bedroom One

15'1 x 13'3 (4.60m x 4.04m)

UPVC double glazed window, two central heating radiators, coving and over stairs storage.

Bedroom Two

9'7 x 8'8 (2.92m x 2.64m)

UPVC double glazed window, central heating radiator, coving and Main boiler.

Bathroom

6'5 x 4'1 (1.96m x 1.24m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, tiled elevation and wood effect lino flooring.

External

Front

Paved courtyard with bedding areas.

Rear

Enclosed rear yard.

A photograph of a kitchen featuring light-colored wooden cabinets, a black countertop, and a built-in oven. A window with patterned wallpaper is visible above the sink area. The floor is made of dark wood.

A photograph of a bedroom with a large white wardrobe. The wall is decorated with colorful children's drawings of animals and plants. A red rug is on the floor.

A photograph of a bathroom with a white bathtub, a toilet, and white tiled walls. A window with blinds is above the tub. A pink towel hangs on a rack.

A photograph of the exterior of a two-story terraced house made of light-colored stone. It has a small front garden with a tree and a paved path leading to the front door.

A photograph of a landing area with white walls and a door. A small table with a colorful cushion is positioned against the wall.

A photograph of a reception room with a large window, a fireplace with a white surround, and a dark carpet. A small table is in the corner.

A photograph of a bedroom with a window, a radiator, and a carpeted floor. A small table is in the corner.

A photograph of a bedroom with a window, a radiator, and a carpeted floor. A small table is in the corner.

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