



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(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.

Irvine Street, Nelson, BB9 8HZ

£650

TWO BEDROOM MID TERRACE HOME

Situated on Irvine Street in the charming town of Nelson, this mid-terrace house is being welcomed to the rental market. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals looking for a serene living space.

Upon entering, you will be greeted by a welcoming reception room that sets the tone for the rest of the home. The modern fitted kitchen is a highlight, offering a contemporary space for culinary creativity and family gatherings. The three-piece bathroom suite is both functional and stylish, ensuring convenience for daily routines. One of the standout features of this property is its delightful garden, which adds a touch of greenery and tranquility to your living environment. The rear yard, complete with an outbuilding, provides additional storage.

We highly recommend an in person viewing, please contact our Lettings team at your earliest convenience to arrange. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Irvine Street, Nelson, BB9 8HZ

£650

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

- Immaculate Mid Terrace Property
 - Modern Fitted Kitchen
 - Garden Fronted
 - EPC Rating D
- Two Bedrooms
 - Close Proximity To Local Amenities
 - Excellent Transport Links
- Three Piece Bathroom
 - Rear Yard with Outbuilding
 - Council Tax Band A

Ground Floor

Entrance Vestibule

3'10 x 3'3 (1.17m x 0.99m)

UPVC double glazed frosted front door and hardwood single glazed door to reception room.

Reception Room

15'1 x 12'8 (4.60m x 3.86m)

UPVC double glazed bow window, central heating radiator, wall mounted electric fire, ceiling rose, coving, television point and door to inner hall.

Inner Hall

2'8 x 2'8 (0.81m x 0.81m)

Smoke alarm, door to kitchen/dining area and stairs to the first floor.

Kitchen/Dining Area

12'11 x 12'9 (3.94m x 3.89m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate work surfaces, tiled splashback, fitted breakfast bar, inset stainless steel sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor canopy over, plumbing for washing machine, under stairs storage, tiled effect flooring and single glazed door to rear porch.

Rear Porch

5'8 x 4'11 (1.73m x 1.50m)

Single glazed window and door to rear.

First Floor

Landing

8'6 x 4'11 (2.59m x 1.50m)

Loft hatch, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

14'7 x 12'9 (4.45m x 3.89m)

UPVC double glazed window and central heating radiator.

Bedroom Two

14'6 x 7'7 (4.42m x 2.31m)

UPVC double glazed window and central heating radiator.

Bathroom

7'8 x 5'0 (2.34m x 1.52m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panel bath with traditional taps and overhead direct feed shower, partial PVC elevation, integrated linen cupboard and tiled flooring.

External

Rear

Enclosed rear yard with gated access to the rear, stone outbuilding, external water supply and concrete patio area with steps leading from the back door.

Front

Laid to lawn with paved pathway leading to front door and bedding areas.



Tel: 01282507250

www.keenans-estateagents.co.uk