



103 Vernon Street

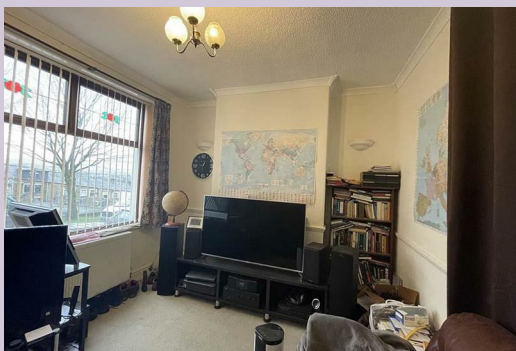
Nelson | BB9 9DE

£69,950

AN EXCELLENT INVESTMENT OPPORTUNITY - CURRENTLY GENERATING A 6.2% YIELD.
WELCOMING INVESTORS ONLY, TO BE SOLD WITH TENANT IN SITU.

This property presents an ideal purchase for a buy-to-let landlords and is currently tenanted with the current tenant in situ for the last 12 years.

The property briefly comprises of; living room, kitchen, two good sized bedrooms and a three piece bathroom. Externally there is a garden forecourt to the front of the property and an enclosed rear yard. The property also benefits from gas central heating.



ACCOMMODATION

GROUND FLOOR

Entrance is via an external timber door into the living room.

Living Room 13'5" x 11'7" (4.09m x 3.54m)

Located at the front elevation of the property, with a timber framed double glazed window, fitted carpet, television point and smoke alarm. Radiator and coal effect gas fire with timber surround, wall lights, ceiling rose with centre light, ceiling coving and dado rail. Open staircase to the first floor and access to the kitchen.

Kitchen 13'5" x 13'8" (4.09m x 4.19)

A fitted light oak kitchen, with a range of wall and base units, integrated fridge and complementary work surfaces, tiled splash-backs. Stainless steel oven and gas hob with stainless steel extractor above. Plumbing for the washing machine and laminate flooring. Radiator and timber framed double glazed window, useful under-stairs storage and a timber door provides access to the rear yard.

FIRST FLOOR

Open spindled balustrade staircase leads you to the first floor.

Landing 7'5" x 8'2" (2.27m x 2.5m)

Access to bedrooms and the house bathroom. Smoke detector, fitted carpet and loft access.

Bedroom One 13'7" x 10'10" (4.15m x 3.32m)

A large double bedroom located at the front elevation of the property, with a timber framed double glazed window, radiator, fitted carpet and telephone socket. Two fitted wardrobes one of which houses the combi boiler.

Bedroom Two 7'4" x 13'8" (2.26m x 4.18m)

A really good sized second bedroom located at the rear of the property, with a timber framed double glazed window, radiator, fitted carpet and a built in wardrobes.

Bathroom 9'2" x 5'8" (2.81m x 1.74m)

A three piece white suite comprising of a low level w.c, pedestal wash basin, bath with shower over and chrome fittings, fitted glass shower screen, timber framed double glazed frosted glass window. Radiator, vinyl flooring and halogen recessed lighting.

Externally

To the front of the property is a small low maintenance garden forecourt and to the rear of the property is an enclosed flagged yard. The front elevation of the property overlooks urban green space and a park.

Council Tax

Band: A

Fixtures and Fittings

All fixture and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose.

Brochures and Photographs

The photographs provided within this brochure are for general information and it must not be inferred that any item is included for sale with the property.

Viewing

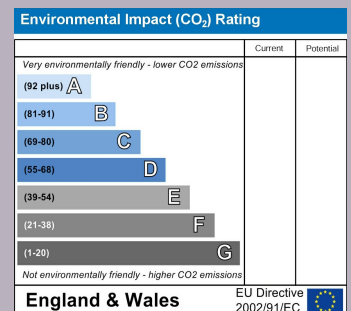
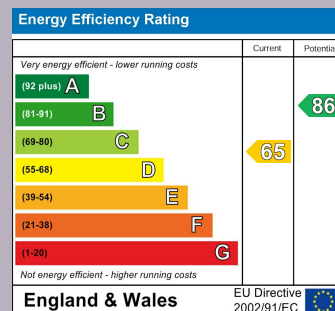
Strictly by appointment only, through our office, opening hours are Monday - Friday 09:00 to 17:30 and Saturday 10:00 to 13:00.

Agents Note

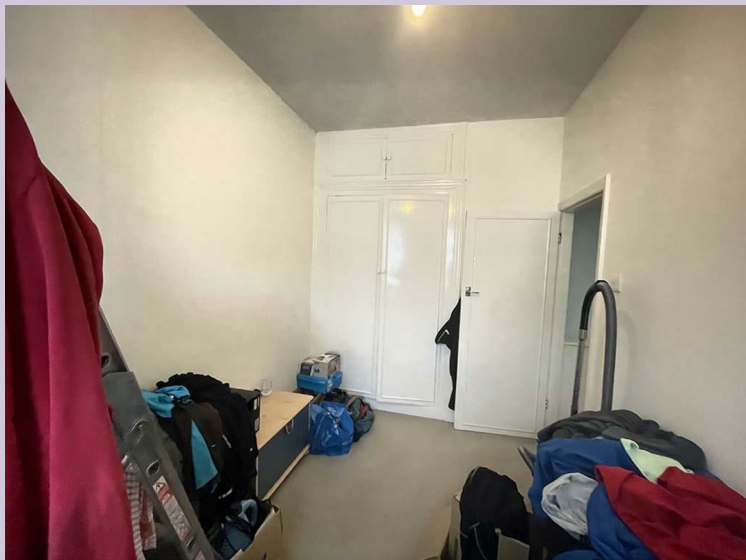
Whilst Pad-4-Sale have viewed and walked the boundaries, we have not carried out a detailed measurement survey of the land and therefore any necessary checks should be carried out by the purchasers' professional advisers prior to exchange of contracts.

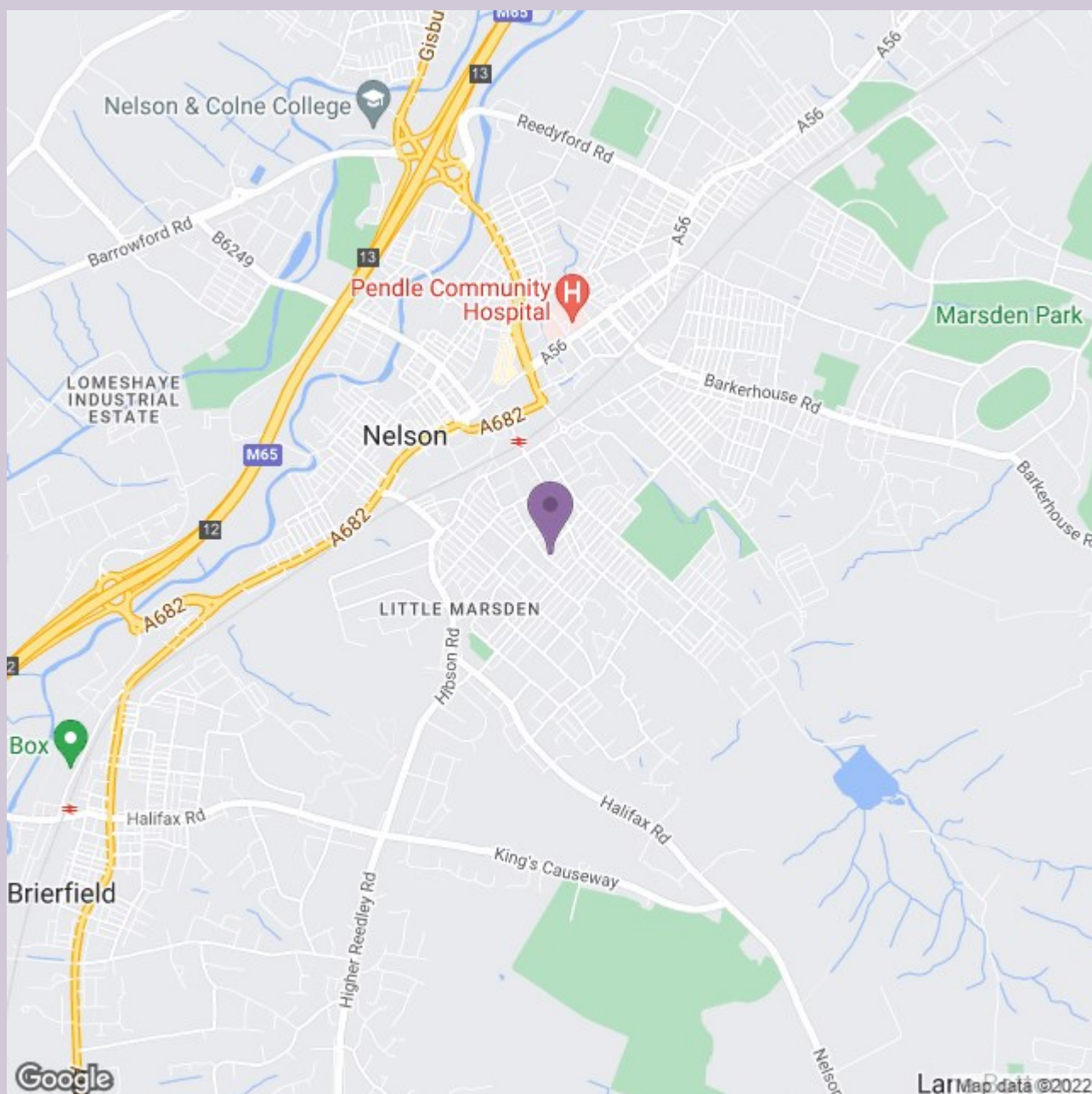
Note

Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.

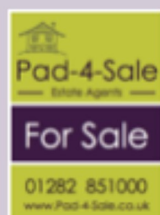


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Please consider the environment

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