

Because life is

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For Sale



82 Castle Street
Nelson BB9 0TN

£55,000



A spacious garden fronted mid terrace dwelling situated in a popular residential area perfect for first time buyers or buy-to-let landlords. The property offers spacious living accommodation arranged over three floors and briefly comprises on the ground floor a good sized open plan lounge with wood burner effect gas stove and stone mantel, fully fitted dining kitchen and utility room and there is potential to move the kitchen into the utility room so as to create two well proportioned reception rooms. To the first floor is a landing, two bedrooms and three piece bathroom suite. To the second floor is a useful attic room. Externally to the front is a garden forecourt and to the rear is an enclosed yard. The property benefits from UPVC double glazing and gas fired central heating.

Key Features:

- Spacious mid terrace house
- Close to amenities & Schools
- Open plan dining kitchen, utility
- 2 Bedrooms, attic room
- Garden forecourt, rear yard
- Ideal for FTB or landlords
- Lounge with wood burner effect stove
- Potential for 2 separate reception rooms
- 3-Piece bathroom in white
- GFCH & UPVC dg

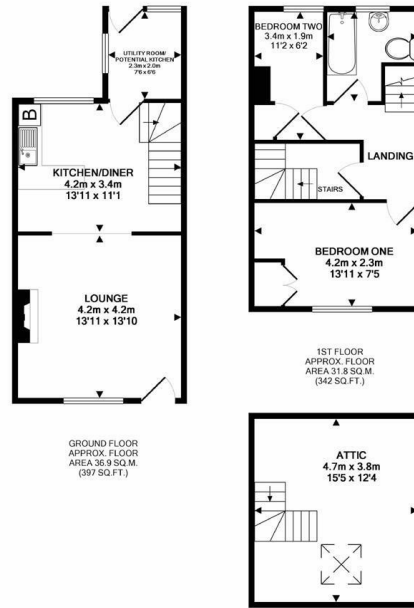
Tenure:

EPC Rating: D

Council Tax Band: A



2 BEDROOM House - Terraced



TOTAL APPROX. FLOOR AREA 89.0 SQ.M. (958 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Main Description:

A well presented garden fronted mid terrace dwelling situated in a popular residential area of Nelson located close to Schools and amenities, perfect for first time buyers or buy-to-let landlords.

The property offers spacious living accommodation arranged over three floors and briefly comprises on the ground floor a lounge with wood burner effect gas stove and stone mantel. This is open plan to the dining kitchen which houses a range of matching wall and base units with complementary work surfaces, stainless steel sink unit and stairs providing access to the first floor. There is a utility room with electric cooker point, plumbing for automatic washing machine and door leading to the rear yard. There is potential to move the kitchen into the utility room to create a separate kitchen allowing a further reception room to be created.

To the first floor is a landing, double bedroom to the front, second bedroom to the rear and a three piece bathroom suite in white comprising bath with electric shower over, low level wc and pedestal hand wash basin. To the second floor is a useful attic room which has been used as an occasional bedroom but could be used for a variety of other uses.

Externally to the front of the property is a garden forecourt and to the rear is an enclosed yard.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and an internal viewing appointment is recommended.

*** Looking for a buy-to-let investment or looking to let your own property? We have a professional lettings department for all your requirements ***



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property