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253 Every Street  
Nelson  
BB9 7BZ



## For Sale

### Price £65,000

A spacious garden fronted mid terrace dwelling situated in a popular and sought after area close to Nelson town centre amenities, public transport links and schools. The property does require some modernisation but offers great potential for first time buyers or buy-to-let investors. The property comprises on the ground floor an entrance lobby leading into hallway, two good sized reception rooms and separate extended kitchen. To the first floor are two double bedrooms and a three piece bathroom suite in white. Externally to the front is a garden forecourt and to the rear is an enclosed yard. The property benefits from double glazing and gas fired central heating and there is no onward chain.



A two bedroom garden fronted mid terrace dwelling with two reception rooms and separate fitted kitchen in need of some TLC, ideal for FTB.

**LOCATION**

For Satnav purposes the postal code is BB9 7BZ. As you proceed along Every Street the subject property is located on the left hand side and can be identified by our For Sale board.

**MAIN DESCRIPTION**

A spacious garden fronted mid terrace dwelling in need of some modernisation, a short distance away from Nelson town centre amenities, public transport links and schools.

The property offers spacious living accommodation arranged over two floors and briefly comprises on the ground floor an entrance lobby accessed by a hardwood door leading into hallway with stairs providing access to the first floor, lounge, second larger living room

with under stairs storage cupboard and a separate modern fitted kitchen housing an extensive range of wall and base units with complementary work surfaces, wall mounted gas fired combination boiler, stainless steel sink unit and UPVC door leading to the rear yard.

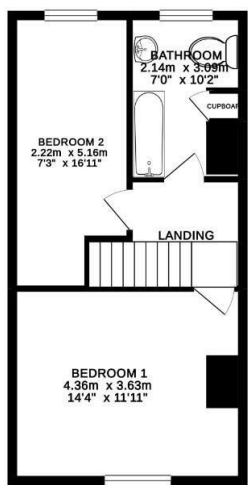
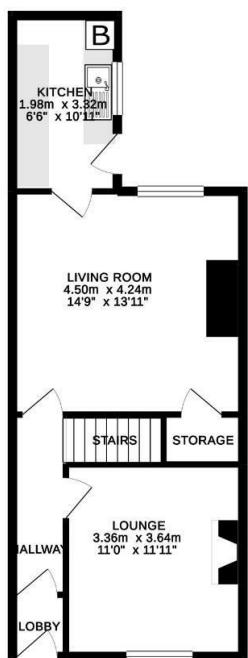
To the first floor is a landing, two well proportioned double bedrooms and a three piece bathroom suite comprising bath with shower over, wc and wash basin.

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

The property benefits from double glazing and central heating and there is no onward chain.

GROUND FLOOR 44.9 sq. m. (483 sq. ft.)

1ST FLOOR 38.3 sq. m. (412 sq. ft.)



TOTAL FLOOR AREA: 83.2 sq. m. (895 sq. ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not being tested and no guarantee as to their operability or efficiency can be given.  
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