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Real

33 Kelswick Drive  
Nelson  
BB9 0SZ



For Sale

Price £100,000

- Cul-De-Sac Location
- Spacious Living Accommodation
- First Time Buyer
- Young Professional
- Conservatory

- Driveway
- Modern Kitchen
- UPVC Double Glazing
- Gas Central Heating
- Close To Local Amenities



Situated in an enviable private cul-de-sac location on this popular residential development and only a short driving distance away from the local amenities offered by Nelson Town Centre.

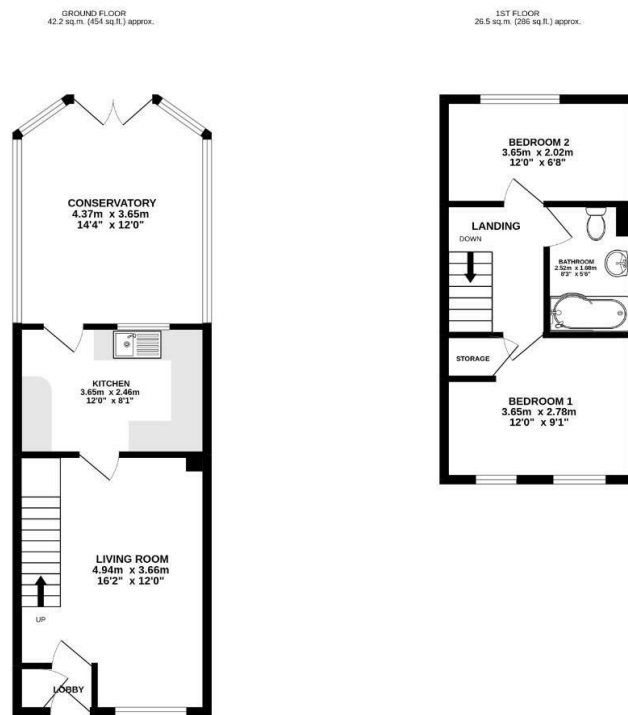
This quasi, two bedroom property is an ideal purchase for a first time buyer or young professional.

The property briefly comprises to the ground floor, an entrance lobby leading into a spacious living room featuring an open plan staircase and glass door accessing the modern kitchen housing white gloss matching wall, base and drawer units with contrasting work surfaces, black subway tile splashback, stainless steel sink, breakfast bar, oven and gas hob with overhead extractor fan. To the rear of the kitchen is a large conservatory overlooking the rear garden.

On the first floor is a central landing leading to two generous double bedrooms, one with a useful over stair storage cupboard and a spacious bathroom housing a white three piece suite comprising a low level WC, pedestal wash basin and 'P' shaped panelled bath with overhead shower.

The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

Externally there is a paved driveway to the front and a rear garden with lawn, gravel and patio areas.



TOTAL FLOOR AREA: 68.7 sq.m (743 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee, as to the operability or efficiency can be given.  
Model ref: 10/2006/0012



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