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Real

13 Timber Street  
Brierfield  
Nelson  
BB9 5NR



## For Sale

- Mid-Terrace
- Two Bedrooms
- New Carpets Throughout
- Fully Re-Decorated
- Close To Local Amenities

## Offers Over £60,000

- Gas Central Heating
- UPVC Double Glazing
- Ideal For First Time Buyers or Landlords & Investors
- Tax Band - A
- EPC - D



A deceptively spacious, two bedroom, mid-terrace property located in the heart of Brierfield, close to local shops and amenities, good bus routes and a short drive to the M65 with links to Manchester, Preston and Blackburn. Well-presented throughout and having recently undergone a full re-decoration with new carpets throughout, the property would be an ideal purchase for first time buyers or landlords and investors looking for a buy-to-let.

As you enter the property through the UPVC front door you are greeted with a lobby space within the kitchen, with a staircase in front ascending to the first floor. The kitchen houses matching base and drawer units with co-ordinating work surfaces, tile splashback, stainless steel sink, integrated oven and gas hob with overhead extractor fan.

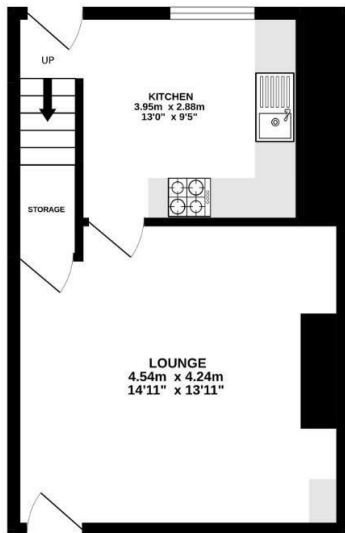
Adjoining is a spacious lounge boasting wood effect laminate flooring and a useful under stair storage cupboard.

To the first floor is a central landing leading to two well-proportioned bedrooms, the master benefitting from an over-stair storage cupboard, and a large bathroom housing a three-piece suite in white comprising a low-level WC, pedestal wash basin and a panelled bath.

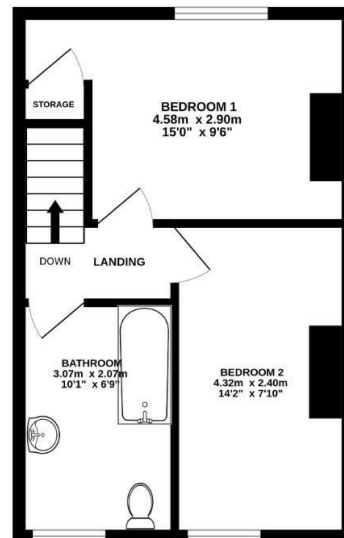
The property benefits from the modern-day comforts of gas central heating and UPVC double glazing.

Externally to the front is a generous, enclosed garden with patio area, and to the rear is an enclosed yard.

GROUND FLOOR  
30.3 sq.m. (326 sq.ft.) approx.



1ST FLOOR  
31.7 sq.m. (341 sq.ft.) approx.



TOTAL FLOOR AREA: 62.0 sq.m. (667 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This 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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