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Real

291 Leeds Road  
Nelson  
BB9 8EJ



For Sale

Price £99,950

- Mid-Terrace
- Two Bedrooms
- Two Reception Rooms
- Gas Central Heating
- UPVC Double Glazing

- Ideal For First Time Buyers
- Landlords & Investors
- Tax Band - A
- EPC - D



Attractive garden fronted, mid terrace dwelling situated in a popular residential area of Nelson on the doorstep of public transport links and a short distance away from amenities. The property is an ideal purchase for first time buyers to gain a foothold on the property ladder or growing families.

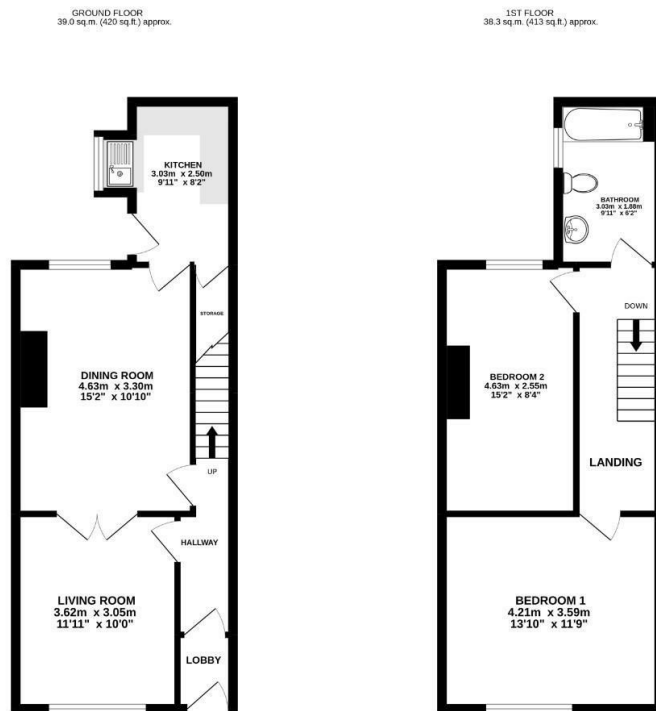
The property briefly comprises on the ground floor, entrance hallway accessed by a UPVC double glazed door with stairs providing access to the first floor. There is a good sized lounge to the front with a large window and a second larger reception room, currently being used as a dining room to the rear with a gas fire and surround providing an attractive focal point.

There is a separate fitted kitchen housing matching wall, base and drawer units with complementary work surfaces, stainless steel sink inset into a bay window and a door leading to the rear yard.

To the first floor is a landing leading to an excellent sized double bedroom to the front, good sized second double bedroom to the rear and a spacious, fully tiled bathroom housing a three piece suite comprising a low level WC, pedestal wash basin and panelled bath with an overhead shower.

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

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



TOTAL FLOOR AREA: 77.3 sq.m (833 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of stairs, windows, doors 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 their operability or efficiency can be given. Made with Measure 01022



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