

Offers Over £85,000 Freehold



23 Berkeley Street, Nelson, Lancashire
BB9 0SJ



PROPERTY DESCRIPTION

!! The perfect first home !! We are delighted to offer for sale this two bedroom mid terrace home, found a short drive from Nelson town centre and the local motorway network. The beautifully presented accommodation comprises of: one welcoming reception room, a modern fitted dining kitchen, separate utility room, two double bedrooms to the first floor and a three piece modern bathroom suite. The property benefits from having a new roof installed and has had a recently upgraded combination boiler. Low maintenance yard to the rear. EPC - TBC. Council Tax Band - A. The seller would like purchasers to note that all custom blinds are included in the price, as is the electric hob, oven and fridge. Early viewing is considered a must!

FEATURES

- The perfect first home
- Found a short drive from Nelson town centre
- Beautifully presented accommodation on offer
- One welcoming reception room
- Modern fitted dining kitchen
- Separate utility room
- Two first floor double bedrooms
- Eye catching three piece bathroom suite
- Warmed by gas central heating - ran from a recently installed combination boiler
- New roof fitted
- Low maintenance rear yard
- EPC - TBC
- Council Tax Band A
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Sitting Room

3.88m x 3.99m (12' 9" x 13' 1")

Dining Kitchen

4.16m x 3.99m (13' 8" x 13' 1")

Utility Room

First Floor

Bedroom One

4m x 3.45m (13' 1" x 11' 4")

Bedroom Two

4.16m x 2.1m (13' 8" x 6' 11")

Bathroom

Outside

Yard

Additional Information

Additional Information

The property is on a freehold title.

The property is located in an area considered low risk for surface water flooding.

Mobile and broadband services are offered by a number of companies, and ultrafast is available.

Council Tax Band A

EPC - TBC

