

£149,995 Freehold



63 Rowland Avenue, Nelson, Lancashire
BB9 9NG



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This well presented three bedroom semi detached home is found a short drive from Nelson town centre, and is to catch the eye of anyone looking for their first home. The generous accommodation comprises of: one welcoming reception room with feature 'inset' ceiling, eye catching modern kitchen having integrated four ring electric hob and oven, downstairs W/C, three double bedrooms to the first floor and a modern three piece bathroom suite. The property boasts gardens to the front and rear with the front having potential to be made into off road parking. Warmed by gas central heating and being Upvc double glazed throughout. EPC - D. Council Tax Band - A. Early viewing a must!

FEATURES

- Offered for sale with no onward chain - vacant possession
- Ideal for anyone looking for their first home
- Suitable for anyone looking for a buy to let investment
- Well presented accommodation on offer
- One welcoming reception with 'inset' ceiling
- Eye catching modern dining kitchen
- Downstairs W/C
- Three first floor double bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating
- Upvc double glazed throughout
- Gardens to the front and rear
- EPC - D
- Council Tax Band A
- Early viewing a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

4.81m x 4.23m (15' 9" x 13' 11")

Dining Kitchen

5.74m x 2.67m (18' 10" x 8' 9")

First Floor

Bedroom One

4.2m x 3.84m (13' 9" x 12' 7")

Bedroom Two

3.76m x 2.67m (12' 4" x 8' 9")

Bedroom Three

2.52m x 2.69m (8' 3" x 8' 10")

Bathroom

Outside

Gardens

Further Information

Further 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 = D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			