



10-12 Cumberland Street, Nelson, Lancashire. BB9 7RH

- Immaculately presented accommodation on offer
- Refurbished and remodelled at great expense to the current owners
- Formally two terrace properties 'put through'
- Unrivalled living space spread across two storeys
- Four separate reception rooms
- Eye catching modern kitchen
- Six double bedrooms - the vast majority having a range of fitted furniture
- Four piece family bathroom suite
- Three piece shower room
- Low maintenance rear yard
- EPC - D
- Council Tax - Band A
- Early viewing is a must!



PROPERTY DESCRIPTION

Having been beautifully refurbished at great expense to the current owners, this sizeable home offers unrivalled living space spread across two former terrace homes and now offers considerable family living accommodation. The accommodation is ideal for any large family, and comprises of: four separate sitting rooms, an eye catching kitchen having a range of integrated appliances and a separate utility room, 6 double bedrooms - the vast majority boasting a range of fitted furniture, two first floor bathroom/shower rooms and a loft space offering additional storage and spanning the full footprint of the property. The home is warmed by gas central heating and is Upvc double glazed throughout. There is a low maintenance rear yard. EPC - D. Council Tax - Band A. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

4.53m x 8.91m (14' 10" x 29' 3")

Lounge

3.27m x 3.65m (10' 9" x 12' 0")

Reception Three

4.45m x 4.17m (14' 7" x 13' 8")

Dining Room

3.95m x 2.13m (13' 0" x 7' 0")

Eye Catching Kitchen

5.93m x 3.95m (19' 5" x 13' 0")

Utility Room

2.54m x 2.19m (8' 4" x 7' 2")

First Floor

Bedroom One

3.65m x 3.84m (12' 0" x 12' 7")

Bedroom Two

3.41m x 2.26m (11' 2" x 7' 5")

Bedroom Three

3.17m x 2.16m (10' 5" x 7' 1")

Bedroom Four

3.62m x 2.32m (11' 11" x 7' 7")

Bedroom Five

3.65m x 2.10m (12' 0" x 6' 11")

Bedroom Six

3.38m x 2.15m (11' 1" x 7' 1")

Family Bathroom

Shower Room

Outside

Yard

Further Information

Further Information

The property is on a freehold title.

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

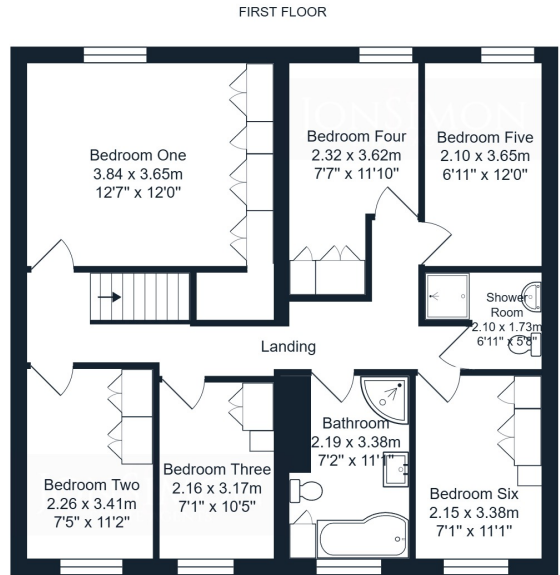
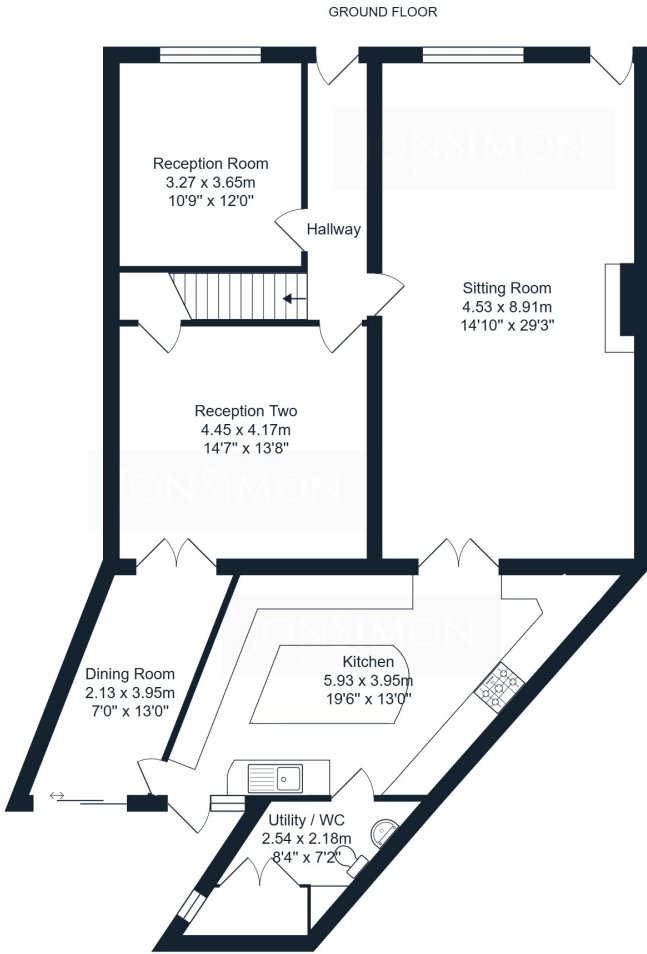
The property is located in an area considered low risk for surface water flooding.

Council Tax - Band A

EPC - D



FLOORPLAN & EPC



Cumberland Street, Nelson

Total Area: 206.1 m² ... 2219 ft²

All measurements are approximate and for display purposes only.

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 74 |
| (55-68) | D | 65 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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