



28 Lee Road, Nelson, Lancashire BB9
8SD



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! We are delighted to offer for sale this three bedroom mid mews property located just a short drive from the local motorway network, and Nelson town centre. The well presented accommodation comprises of: one welcoming reception room, a modern fitted dining kitchen, downstairs W/C, three first floor bedrooms and a modern three piece bathroom suite. There is a well maintained garden to the rear, and ample off road parking to the front. Ideal for anyone looking for their first home. EPC - C. Council Tax - Band B. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain - vacant possession
- Ideal for anyone looking for their first home
- Suitable for buy to let investment
- Found within close proximity of the local motorway network
- A short drive from Nelson town centre
- One welcoming reception room
- Modern fitted dining kitchen
- Downstairs W/C
- Three first floor bedrooms
- Modern three piece bathroom suite
- Garden to the rear
- Ample off road parking to the front
- EPC - B
- Council Tax - Band B
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

4.4m x 3.5m (14' 5" x 11' 6")

Dining Kitchen

4.5m x 3.3m (14' 9" x 10' 10")

Downstairs W/C

First Floor

Bedroom One

3.6m x 2.8m (11' 10" x 9' 2")

Bedroom Two

3.3m x 2.5m (10' 10" x 8' 2")

Bedroom Three

2.2m x 2.0m (7' 3" x 6' 7")

Bathroom

Outside

Garden

Further Information

Further Information

The property is on a freehold title.

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

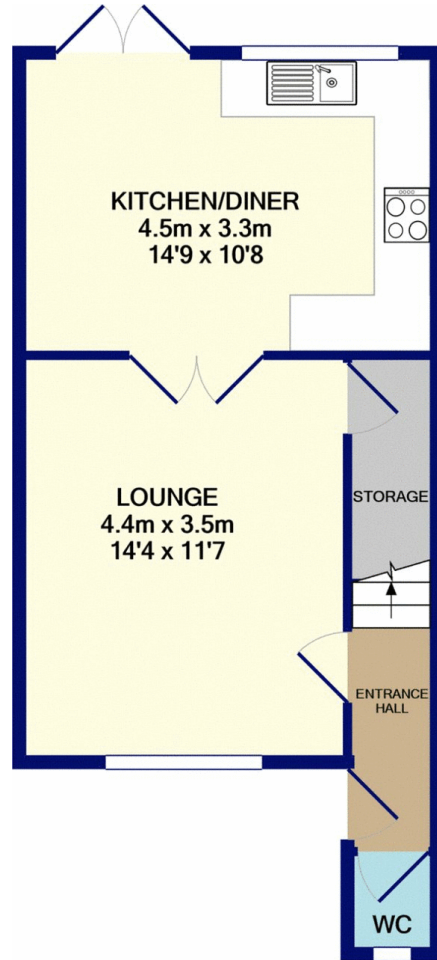
The property is located in an area considered to be low risk for surface water flooding.

EPC - C

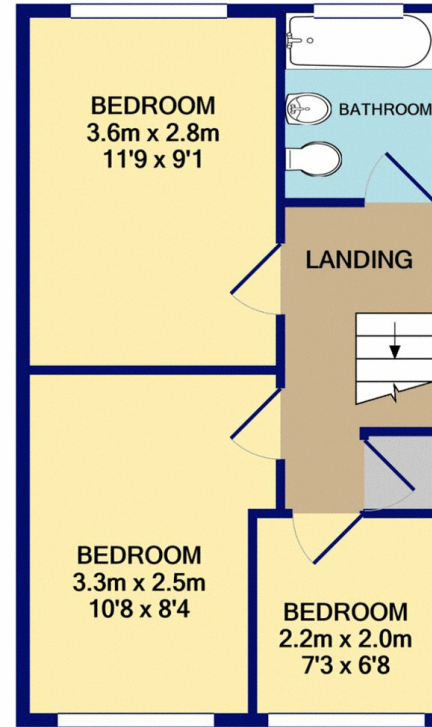
Council Tax - Band B



FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 36.2 SQ.M.
(390 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 34.2 SQ.M.
(368 SQ.FT.)

TOTAL APPROX. FLOOR AREA 70.4 SQ.M. (758 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2021