



**RAILWAY STREET  
NELSON, BB9 0JE  
£69,950**

**CLIFFORD SMITH  
& BUCHANAN**



- GARDEN FRONTED MID TERRACE
- TWO BEDROOMS
- GAS CENTRAL HEATING RUN FROM A COMBINATION BOILER
- IDEAL FIRST TIME BUYER PROPERTY
- TWO RECEPTION ROOMS & SEPARATE KITCHEN
- SPACIOUS BATHROOM
- UPVC DOUBLE GLAZING



## Introduction

Ideal first time buyer property. A well maintained garden fronted mid terrace with two reception rooms, separate kitchen, two bedrooms and spacious bathroom.

Gas central heating run from a combination boiler and UPVC double glazed windows.

## Entrance Vestibule

UPVC double glazed entrance door and glazed door through to:-

## Sitting Room

12' 4" x 12' 2" (3.77m x 3.70m) (plus chimney breast alcoves) UPVC double glazed window, radiator and wall light points. Fireplace with gas fire.

## Lounge/Dining Room

14' 1" x 12' 2" (4.30m x 3.70m) (plus chimney breast alcoves) A good sized reception room with UPVC double glazed window, radiator and fireplace with gas fire. Enclosed stairs to the first floor.

## Kitchen

8' 6" x 6' 7" (2.60m x 2.00m) Fitted base and wall units with working surfaces and tiled splash backs. Single drainer sink unit with mixer taps and plumbing for automatic washing machine. Built-in electric oven and hob with extractor over. UPVC double glazed window and external door.

## Landing

### Bedroom One

13' 9" x 12' 2" (4.20m x 3.70m) UPVC double glazed window, radiator and tiled fireplace.

### Bedroom Two

10' 10" x 7' 1" (3.30m x 2.16m) (plus large recess) UPVC double glazed window, radiator and wall mounted gas combination boiler.

## Bathroom

Housing a white three piece suite with chrome plated fittings incorporating large step-in shower cubicle, pedestal wash hand basin and low level w.c. Part tiled walls, radiator and UPVC double glazed window. Mirror fronted toiletry cabinet and recessed storage cupboard.

## Outside

Neat garden forecourt and enclosed yard to the rear.

## Please Note

The electrical and gas appliances and fixtures and fittings have not been tested by the Agents and we are therefore unable to offer any guarantees or assurances in respect of them.

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.



The Law Society

