

Railway Street, Nelson, Lancashire. BB9 0JE

£85,000 Leasehold

FOR SALE



**Clifford  
Smith &  
Buchanan**  
Estate Agents

## PROPERTY DESCRIPTION

Ideal property for first time buyers or buy to let investors. A garden fronted mid terrace with two reception rooms, separate kitchen, three bedrooms and spacious bathroom. Set in a popular location within a short distance of the town centre. Gas central heating and UPVC double glazing.

## FEATURES

- GARDEN FRONTED MID TERRACE
- TWO RECEPTION ROOMS
- SEPARATE KITCHEN
- THREE BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- IDEAL FIRST TIME BUYER PROPERTY



## ROOM DESCRIPTIONS

### Entrance

UPVC double glazed entrance door.

### Sitting Room

3.77m x 3.68m (12' 4" x 12' 1") (plus chimney breast alcoves) Fireplace with wood surround and electric fire. UPVC double glazed window, radiator and open stairs to the first floor.

### Lounge/Dining Room

4.32m x 3.68m (14' 2" x 12' 1") A good sized second reception room with UPVC double glazed window, radiator and laminate floor. Under stairs pantry.

### Kitchen

2.9m x 1.82m (9' 6" x 6' 0") Fitted base and wall units with working surfaces and tiled splash backs. Built-in electric oven and hob. Single drainer sink unit with mixer taps. Radiator, UPVC double glazed window and external door.

### Landing

Radiator.

### Bedroom One

3.8m x 3.6m (12' 6" x 11' 10") (plus chimney breast alcoves) UPVC double glazed window and radiator.

### Bedroom Two

2.5m x 2m (8' 2" x 6' 7") UPVC double glazed window and radiator.

### Bedroom Three

2.3m x 2m (7' 7" x 6' 7") UPVC double glazed window and radiator.

### Bathroom

Housing a three piece white suite with chrome plated fittings incorporating panelled bath with shower and screen over, pedestal wash hand basin and low level w.c. Shelved linen cupboard, radiator and skylight.

### Outside

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.



