



70 Berkeley Street, Nelson, Lancashire  
BB9 0RQ



## PROPERTY DESCRIPTION

!! The perfect first home !! Having been recently refurbished this beautifully presented mid terrace home is sure to catch the eye of anyone looking for their first purchase. The accommodation comprises of: one generous reception room, an eye catching modern kitchen, two well proportioned first floor bedrooms and a fully fitted three piece bathroom suite. The property is warmed by gas central heating - ran from a combination boiler, and is Upvc double glazed throughout. There are impressive long distance views to the front and a low maintenance yard at the rear. Early viewing is considered a must!

## FEATURES

- The perfect first home
- Recently refurbished to a high standard
- Impressive long distance views to the front
- Offered for sale with no onward chain
- One welcoming reception room
- Eye catching modern kitchen
- Two first floor bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating - ran from a combination boiler
- Upvc double glazed throughout
- Low maintenance yard to the rear
- Early viewing is considered a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Vestibule

with a Upvc door to the front, and a wooden door leading through to:

#### Sitting Room

4.03m x 4.06m (13' 3" x 13' 4") with a Upvc double glazed window to the front, radiator, and staircase off leading to the first floor.

#### Kitchen

4.03m x 4.06m (13' 3" x 13' 4") a modern range of fitted wall and base units that boast a complimentary rolled edge work surface incorporating a stainless steel sink and drainer. There is ample space for appliances, a Upvc double glazed window to the rear and a Upvc door leading into the rear yard.

### First Floor

#### Bedroom One

4.20m x 4.06m (13' 9" x 13' 4") a generous main bedroom with a Upvc double glazed window to the front and radiator,

#### Bedroom Two

3.030m x 2.27m (9' 11" x 7' 5") with a Upvc double glazed window to the rear and a radiator.

#### Bathroom

a modern three piece bathroom suite comprising of a low level W.C, pedestal wash basin and a panelled bath with shower over. There is splash back tiling to compliment and a Upvc double glazed window to the rear.

### Outside

#### Yard

low maintenance rear yard with working outside W/C.

### Additional Information

#### Further Information

According to .gov.uk the property is on a leasehold title with the residue of a 999 year lease remaining. The ground rent is £1 per annum.

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

Mobile and broadband coverage is provided by a number of providers and ultrafast is available. According to ofcom.

