



22 Lee Road, Nelson, Lancashire. BB9 8SD

- Beautifully presented end of mews property
- Offered for sale with no onward chain
- Sure to catch the eye of anyone looking for their first home
- One welcoming reception room
- Modern fitted dining kitchen
- Downstairs W/C
- Three first floor bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating
- Being Upvc double glazed throughout
- Ample off road parking to the front
- Mature planted garden with enclosed panel fencing
- Early viewing a must!



PROPERTY DESCRIPTION

This beautifully presented end of mews property is offered for sale with no onward chain, and is sure to catch the eye of anyone looking for their first home. The 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 ample off road parking to the front and a generous rear garden with mature planting and enclosed panel fencing. Warmed by gas central heating, Upvc double glazed throughout. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

with a Upvc door to the front, staircase off leading to the first floor

Sitting Room

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

Dining Kitchen

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

First Floor

Bedroom One

Bedroom Two

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

Bedroom Three

2.2m x 2m (7' 3" x 6' 7")

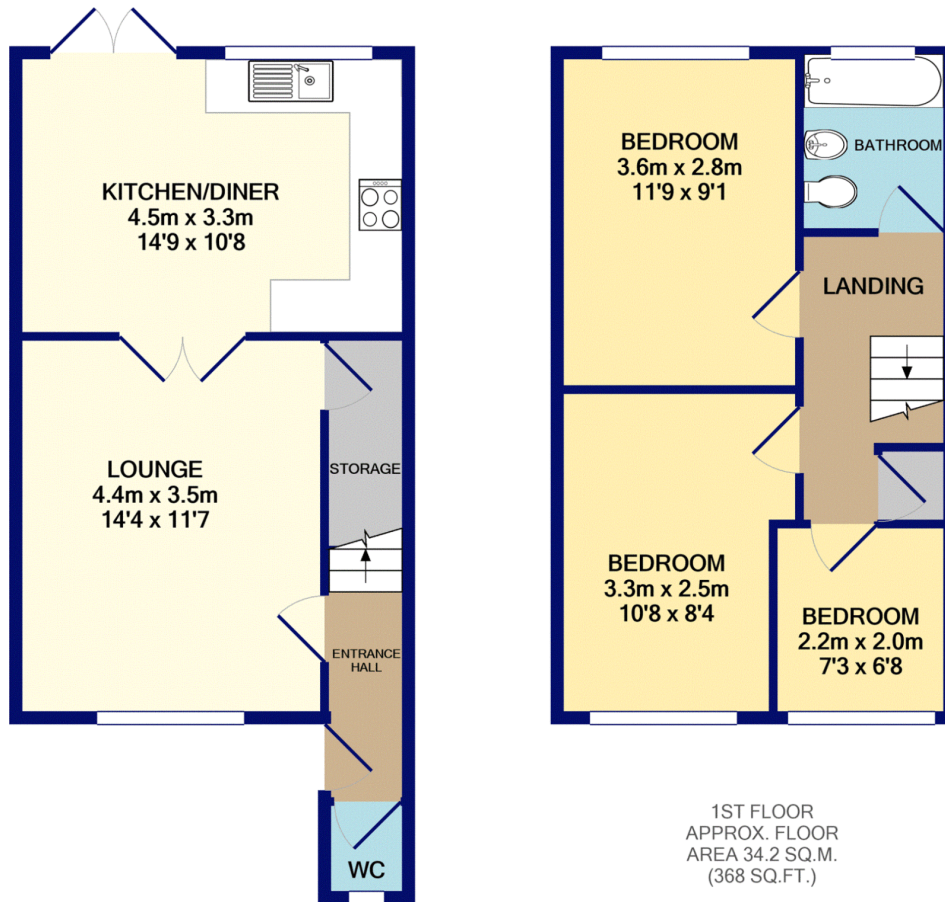
Bathroom

Outside

Rear Garden



FLOORPLAN



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