



25 Kelswick Drive, Nelson, Lancashire  
BB9 0SZ



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! We are delighted to offer for sale this beautifully presented, two bedroom ground floor apartment located on the ever popular Kelswick Drive. Offering long distance views from its elevated position the property has the added benefits of a driveway to the front, providing off road parking and offers accommodation comprising of: one welcoming reception room, a modern fitted kitchen, two well proportioned bedrooms - the main benefiting from fitted storage, and three piece bathroom suite. A mature garden to the front complete with hedges shrubs and plants. The property is warmed by gas central heating, and is Upvc double glazed throughout. EPC - TBC. Council Tax - Band A. Early viewing is considered a must!

## FEATURES

- Offered for sale with no onward chain
- Vacant possession
- Beautifully presented throughout
- Long distance views to the front from it's elevated position
- Ground Floor Apartment
- One welcoming reception room
- Two bedrooms - the main benefiting from built in storage
- Modern fitted kitchen
- Three piece bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- Driveway providing off road parking
- Garden to the front, with mature plants and shrubbery
- EPC - TBC
- Council Tax - Band A
- Early viewing a must!



## ROOM DESCRIPTIONS

### Ground Floor Apartment

#### Entrance Hallway

#### Sitting Room

12' 7" x 9' 0" (3.84m x 2.74m)

#### Modern Fitted Kitchen

7' 0" x 6' 10" (2.13m x 2.08m)

#### Bedroom One

10' 0" x 9' 2" (3.05m x 2.79m)

#### Bedroom Two

8' 4" x 7' 0" (2.54m x 2.13m)

#### Wet Room

#### Outside

#### Driveway

Providing off road parking to the front

### Further Information

#### Further Information

The property is on a leasehold title - with the residue of a 999 year lease remaining.

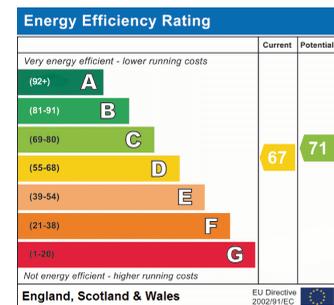
The annual ground rent is circa £10.

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

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

EPC - TBC

Council Tax - Band A





## Kelswick Drive, Nelson, BB9 0SZ

Total Area: 36.9 m<sup>2</sup> ... 398 ft<sup>2</sup>

All measurements are approximate and for display purposes only.