



23 Berkeley Street, Nelson, Lancashire. BB9 0SJ

- Rent | in advance @ £650
- Deposit | in advance @ £650
- Council Tax | Band A
- EPC | C
- Parking | Street
- Flood risk | Low



PROPERTY DESCRIPTION

| New to the market |

Situated on the outskirts of Nelson Centre, we offer to the market a forecourt fronted, 2 bedroom mid terrace property.

With an entrance vestibule leading to the front reception room, a further open plan dining/kitchen and small utility to the rear.

To the first floor, 1 double bedroom, 1 single bedroom and 3 piece bathroom suite with shower over bath.

Externally, an enclosed yard with outhouse storage.

| fees apply |

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Deposit | in advance @ £650

EPC | C

Council Tax | A



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Sitting Room

3.88m x 3.99m (12' 9" x 13' 1")

Dining Kitchen

4.16m x 3.99m (13' 8" x 13' 1")

Utility Room

First Floor

Bedroom One

4m x 3.45m (13' 1" x 11' 4")

Bedroom Two

4.16m x 2.1m (13' 8" x 6' 11")

Bathroom

Outside

Yard

Additional Information

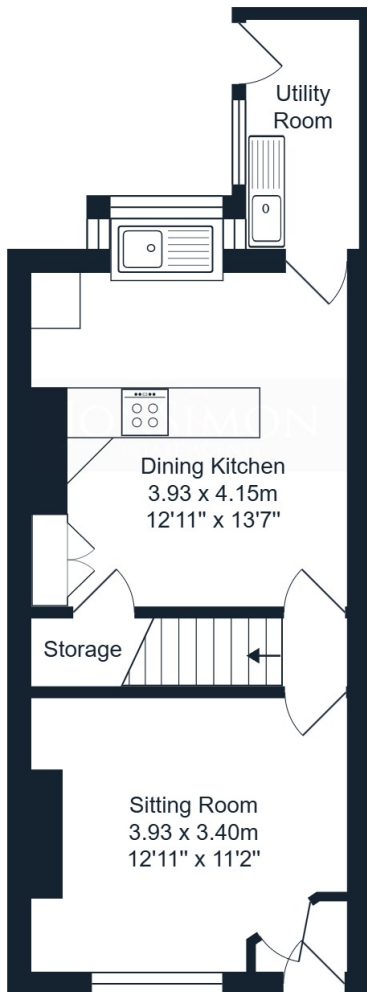


FLOORPLAN & EPC

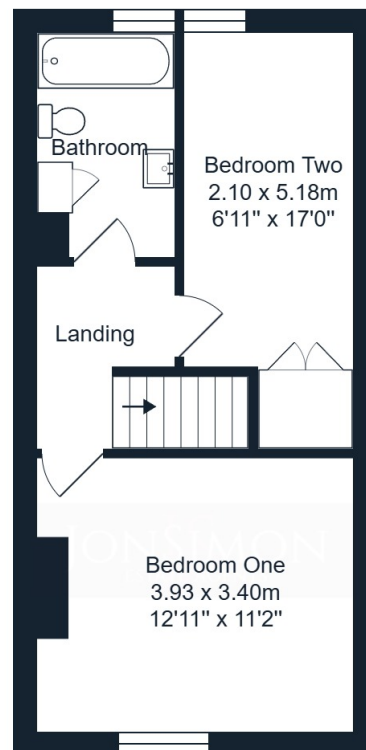
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All measurements are approximate and for display purposes only.

Total Area: 73.7 m² ... 793 ft²



GROUND FLOOR



FIRST FLOOR

