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Solicitors & Estate Agents



12 LANE ENDS,
NELSON, BB9 0PX
REDUCED TO £69,950

- **STONE BUILT TRADITIONAL END TERRACED COTTAGE**
- **LOUNGE WITH EXPOSED STONE TO ALCOVES, KITCHEN**
- **TWO BEDROOMS, MODERN BATHROOM**
- **ENCLOSED YARD AREA TO SIDE**
- **GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING**
- **IDEAL FOR FIRST TIME BUYERS**

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The Law Society

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INTRODUCTION

A STONE BUILT TWO BEDROOMED END TERRACED COTTAGE situated in a popular area of Nelson within a few minutes of all town centre amenities.

The cottage retains its charm and some original features. Exposed stone to the lounge alcoves and beams to bedroom two and bathroom ceilings together with GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING combine to make this an appealing property for first time buyers.

The accommodation afforded is as follows:

ENTRANCE HALLWAY

UPVC double glazed door leading into hallway and stairs to first floor.

LOUNGE

16'05" x 11'07"

Having uPVC double glazed window, inset coal effect gas fire, exposed stone walls to alcoves of which one has feature display niche, laminate flooring, understairs storage cupboard, radiator.



KITCHEN 11'10" x 4'06"

Having base units with working surface over, stainless steel round sink with chrome mixer tap over, electric cooker point, plumbing for automatic washing machine, radiator, uPVC double glazed door leading out to side and paved yard area.

STAIRS

Leading to first floor landing area having radiator and uPVC double glazed window.

BEDROOM ONE

14'0" x 12'0" (widest)

A good sized light and airy double 'L' shaped bedroom having two uPVC double glazed windows, built in storage, radiator.



BEDROOM TWO 9'05" x 6'11"

Having exposed beamed ceiling, radiator, uPVC double glazed window.

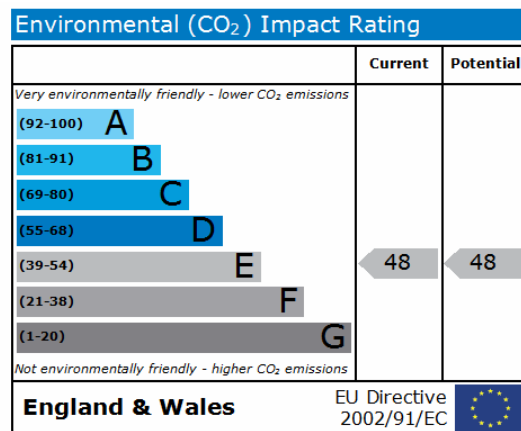
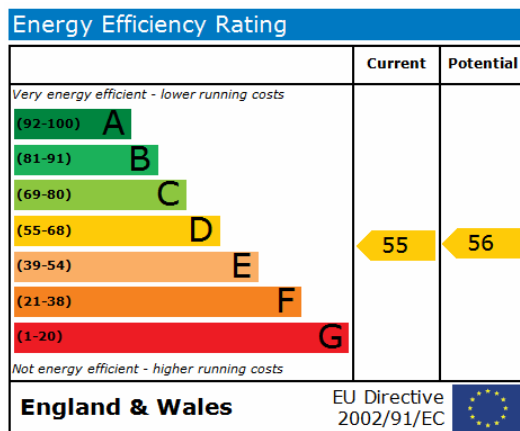
BATHROOM

Having three piece white suite incorporating paneled bath with shower attachment and chrome mixer tap over, low level w.c., pedestal hand basin, chrome heated towel radiator, tiled splashbacks, exposed beamed ceiling, uPVC double glazed window.



OUTSIDE

Having enclosed paved area with flowers, shrubs and tree. This yard has right of way access to No.14.



PLEASE NOTE

The heating system, 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.

SERVICES

Mains supply of gas, water and electricity.

VIEWING ARRANGEMENTS

By appointment through our office at Nelson, telephone number 01282 693182.



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www.pacificfinancial.co.uk

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