



144 Chapel House Road, Nelson, BB9 9PJ

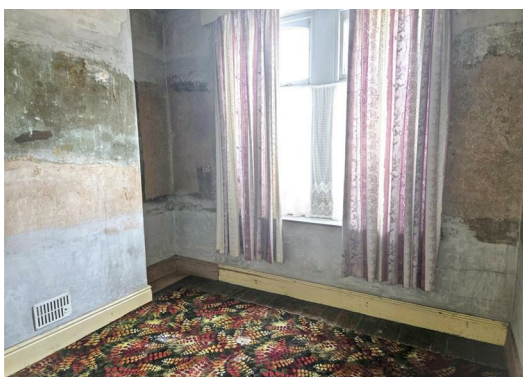
Offers in excess of £80,000

A well-presented two-bedroom mid-terrace property offering spacious accommodation throughout, making it an ideal purchase for first-time buyers, downsizers or buy-to-let investors. Conveniently situated close to local amenities, schools and transport links, the property combines comfortable living with excellent convenience.

The accommodation briefly comprises an entrance vestibule leading into a generous lounge, creating a welcoming space for relaxing and entertaining. To the rear is a well-appointed kitchen with a range of fitted units, ample worktop space and access to the rear yard.

To the first floor are two well-proportioned bedrooms served by a family bathroom. The property offers a practical layout with plenty of natural light throughout.

Externally, the home benefits from an enclosed rear yard, providing a low-maintenance outdoor space.

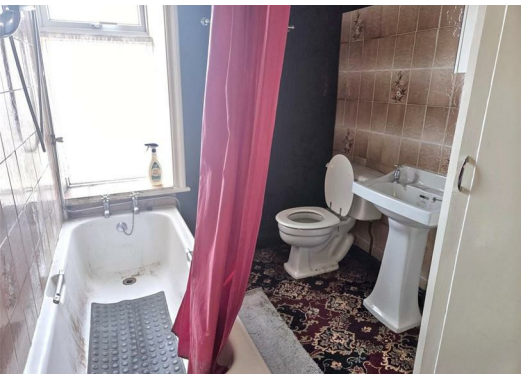


Disclaimer

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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