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Real

23 Hawarden Street  
Nelson  
BB9 0SF



## For Sale

- Popular mid-terrace home
- Located on Hawarden Street, Nelson
- Offered with no onward chain
- Entrance vestibule
- Comfortable front lounge

## Offers Over £75,000

- Separate living room
- Fitted rear kitchen
- Two good-sized bedrooms
- Modern shower room
- Forecourt front and enclosed rear yard





A charming mid-terrace home situated on the ever-popular Hawarden Street in Nelson, offered to the market with the added benefit of no onward chain, making it an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The accommodation begins with a welcoming entrance vestibule leading through into a comfortable lounge, a lovely space to relax and unwind. Beyond this, the property benefits from a separate living room, providing versatile additional reception space ideal for dining, family living, or a home office setup.

To the rear, the kitchen is fitted with a range of units and offers practical workspace and storage, creating a functional area for everyday cooking and household needs, with access out to the rear yard.

To the first floor, the property offers two well-proportioned bedrooms, both providing comfortable accommodation with space for bedroom furnishings. The shower room is fitted with a modern suite, offering convenience and practicality for day-to-day living.

Externally, the home enjoys a forecourt to the front and an enclosed rear yard, ideal for low-maintenance outdoor space. Conveniently positioned close to local amenities, transport links, and schools, this property presents an excellent opportunity in a sought-after residential location.



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