



5

Bedrooms



1

Bathroom



Empire Estates have new to the market this five bedroom mid terrace property. It is close to all local shops, educational facilities routes, and a short walk from Nelson town centre. It would be an ideal investment opportunity. This property consists of two reception rooms, dining room, kitchen, three very good sized bedrooms, two separate loft areas, 3 piece bathroom and extra storage space.

LOCATION

Empire Estates have new to the sales market a family five bedroom mid terraced property. This property is located in Nelson, on Hibson Rd, the property is close to all local shops, educational routes, and a short walk from Nelson town centre.

This property consists of two reception rooms, kitchen, dining room three very good sized bedrooms, two separate loft areas, 3 piece bathroom and extra storage space.

DESCRIPTION

Ground floor

Upon entering the property you will enter the hallway, leading to the first reception room which has a bay window looking out to the front of the property. The first reception room has fitted grey carpets, a feature chimney breast and cream walls. The property has a gas fire & surround fitted and LED light strips on the feature wall.

The second reception room again is very spacious but is currently being used as a storage room.

The dining room is fitted with laminate flooring and would suit any size family. The kitchen is fitted with black high gloss units, black tiles, granite work counters, LED lights, kickboards, gas hob, oven, an extractor fan and fitted with vinyl flooring.

First Floor

The master bedroom is fitted with beige carpets and neutral decor. The second bedroom has a benefit of an open space area and could potentially fit a double bed in there. The third bedroom is also a double room.

Second Floor

The loft area has been converted into two separate rooms which could be used as two extra bedrooms. The property benefits from fully glazed windows and fully gas central heated. This would be an ideal family home or an investment opportunity to add onto your portfolio. This property has a potential to be converted into a HMO.

ACCOMODATION

Ground Floor

Reception Room one - L 5.5m x W 4.1m

Reception Room Two - L 5.7m x W 3.7m

Dining Room - L 5.8m x W 3.9m

Kitchen - L 3.6m x W 4.5m

First Floor

Bedroom One - L 4.8m x W 3.18m

Bedroom Two L4.9m x W 3.9m

Bedroom Three L 4.6 x W 5.2m

Bathroom L2.7m x W 2.1m

Second Floor

Loft area one - W 3.6m x L 4.5m

Loft area two- L 2.8m x W 3.5m

Storage Loft Area - L 1.98m x W 1.64m

Please do not hesitate to contact our office for any further information or to arrange an appointment.

