



 3
Bedrooms

 1
Bathroom

Offers in the region of £165,000
14 Queensgate, BB9



Empire Estates have new to the sales market this three bedroom semi detached property located in Nelson on Queensgate. This property would be ideal for first time buyers, a growing family or an investment opportunity rental income £600pcm

LOCATION

Empire Estates have new to the sales market this three bedroom semi detached property located in Nelson on Queensgate. This property would be ideal for first time buyers, a growing family or an investment opportunity. The property is close to the town centre, transport links, local amenities, educational facilities and the M65 motorway.

DESCRIPTION

The property benefits a drive way and garden at the front of the property and rear garden. Upon entering the property you will find two reception rooms which are fitted with carpet throughout the ground floor. The kitchen is fitted with a oven & hob, tiled flooring and walls. The kitchen is where you will gain access to the rear garden.

On the first floor is three double bedrooms and the bathroom which is fitted with a stand in shower, sink and toilet.

The property is currently tenanted and the rental income is £600pcm

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Measurements

Reception room one - L 3.4m x W 4.4m

Reception room Two - L 3.5m x W 6.7m

Kitchen - L 5.6m x W 1.7m

First Floor

Master bedroom - L 3.6m x W 3.7m

Second Bedroom - L 3.2m x W 3.8m

Third Bedroom - L 2.4m x W 1.9m

Bathroom - L 1.8m x W 1.7m

