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For  
Sale



170 Napier Street  
Nelson  
Lancashire BB9 0RA

£425 PCM



### Key Features:

- Garden fronted property
- Modern fitted dining kitchen
- Three piece bathroom suite
- Close to town centre
- Driveway
- Large lounge
- Two bedrooms
- Substantial garden
- Early viewing is recommended
- NO SMOKERS, NO PETS Unfortunately, no housing benefit claimants can be considered for this property due to a restriction in the landlord's mortgage term/insurance.

Tenure:

EPC Rating:

Council Tax Band: A



## 2 BEDROOM House - Terraced

### Main Description:

We are pleased to offer this well-presented garden fronted property towards the top end of Napier Street. The accommodation comprises lounge, modern fitted dining kitchen, two bedrooms and three piece bathroom suite with shower over. The property is further complemented by the modern day comforts of gas central heating and double glazing and has been tastefully decorated throughout. To the front of the property there is a substantial garden. The property is conveniently located for all local town centre amenities; early viewing is recommended.

**NO SMOKERS, NO PETS**

Unfortunately, no housing benefit claimants can be considered for this property due to a restriction in the landlord's mortgage term/insurance.



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property