

4 Hey Street, Nelson, BB9 9XH
Offers over £95,000
Council Tax Band: A



This two-bedroom semi-detached house is perfect for first-time buyers or investors. Conveniently located close to the M65, with bus routes to Manchester nearby, and just a short distance from Pendle Vale High School, it offers both comfort and practicality.

Step inside to a spacious living room, accessed through a large open archway, featuring a brick fire surround and a gas fire. To the rear, the modern kitchen/diner is arranged in a functional horseshoe layout, fitted with sleek grey gloss wall, base, and drawer units, all complemented by contrasting worktops.

Upstairs, you'll find two generously sized double bedrooms, with the front room boasting lovely sash windows that add character and charm. The bathroom includes a white three-piece suite: a low-level WC, pedestal wash basin, and a panelled bath with overhead shower.

Offered with no onward chain, this property presents an excellent opportunity to move straight in or start generating rental income.



Farrar & Forbes

ESTATE AGENTS

Source | Sell | Rent | Manage

11a Skelton Street
Colne
Lancashire
BB8 9JE

01282 914042

Info@farrarandforbes.co.uk



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	