



**Gisburn Road  
Barrowford  
Nelson  
Lancashire  
BB9 8LQ**

**Offers in Excess of £105,000**

**bettermove**

# Gisburn Road Nelson

Bettermove are proud to present this 2 bedroom first floor flat in Barrowford available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space. The council tax band is B.

The property is currently tenanted and can be sold vacant on possession - rental yields can be obtained through Bettermove.

This is a leasehold property with 976 years remaining on the lease; The ground rent and Service charge is combined at £113 per month.

The interior of this well presented property comprises a spacious living room, the fitted kitchen, two double bedrooms including one with an ensuite shower room and the family bathroom on the first floor of the building.

Located in the popular village of Barrowford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M65, Nelson Train Station and many local bus routes.


This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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