



NATIONWIDE
ESTATE AGENTS



220 Railway Road
£595 pcm

Charming two-bedroom terraced home in Nelson, offering bright and welcoming living spaces, a characterful fireplace, practical kitchen with excellent storage, and a low-maintenance rear garden. Ideal for first-time buyers, couples or those seeking a manageable home.

- A Mid Terraced Property
- Living Room with Feature Fireplace
- Kitchen with Some Appliances
- Family Bathroom
- Two Bedrooms
- Low Maintenance Garden

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G <i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing	Strictly by appointment with Nationwide Estate Agents - Adlington Office
	Telephone 01257 475566
Reference	RAIL220
	Council Tax Band: A (Pendle Borough Council)
Additional Information	Deposit: £685
	Holding Deposit: £135

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.