

Because life is

Petty Real™

For Sale



138 Berkeley Street
Nelson BB9 0RJ

£55,000



Boasting a substantial garden to the front with off road parking this mid terrace dwelling would be ideal for first time buyers to gain a foothold on the property ladder or perhaps anybody looking to downsize. The property has been adapted and changed over the years and briefly comprises on the ground floor an entrance porch leading into lounge, second living room and separate extended kitchen. To the first floor is a double bedroom to the front with built in wardrobes and where the second bedroom was is an open plan landing area which could quite easily be turned back into a bedroom and three piece modern shower room in white. The property benefits from double glazing and gas fired central heating and there is no onward chain.

Key Features:

- Mid terrace dwelling
- Substantial garden to front
- 2 Reception rooms
- One bedroom
- Modern 3-piece shower room
- Ideal for FTB or downsizer
- Off road parking
- Separate extended kitchen
- Open plan landing (could be turned back to bedroom)
- GFCH & DG

Tenure:

EPC Rating: D

Council Tax Band: A



1 BEDROOM House - Terraced

GROUND FLOOR: 45.2 sq. m.
(7,486 sq. ft.)



1ST FLOOR: 33.6 sq. m.
(362 sq. ft.)



TOTAL FLOOR AREA: 78.8 sq. m. (848 sq. ft.) approx.
Weed every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and fittings shown here are not meant to be a guarantee as to their operability or efficiency can be given.
Made with Winplan 12/05

Main Description:

A spacious mid terrace dwelling with substantial garden area to the front with off road parking. The property has two reception rooms and separate extended kitchen and would be ideal for first time buyer or downsizer. There is no onward chain.



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