

Because life is

# Petty Real™

# For Sale



24 Netherfield Gardens  
Nelson BB9 9RL

£59,995



A rare opportunity to purchase a modern first floor two bedroom apartment located in a convenient location near to amenities, public transport links and with in easy access of Nelson town centre.

## Key Features:

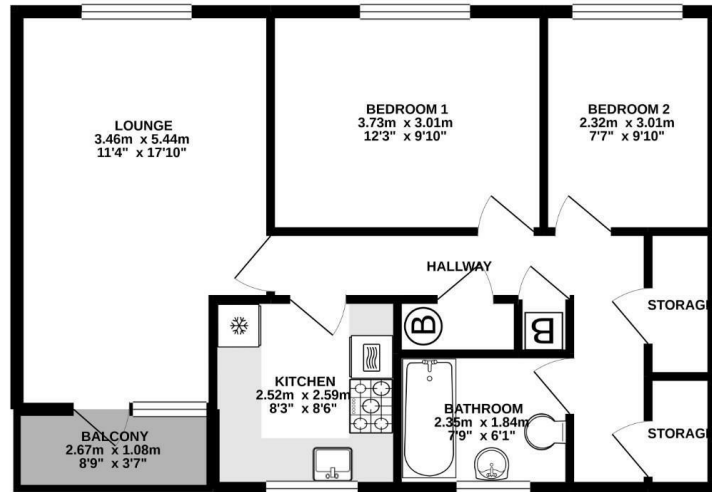
- Modern Two Bedroom Apartment
- Excellent Sized Lounge
- Modern Fitted Kitchen
- Modern Bathroom Suite
- Private Parking
- Popular Location
- Balcony to Lounge
- Neff Appliances
- Communal Gardens
- Close to Amenities

Tenure: Leasehold  
EPC Rating: D  
Council Tax Band: A



# 2 BEDROOM Flat - Purpose Built

FIRST FLOOR  
59.1 sq.m. (636 sq.ft.) approx.



TOTAL FLOOR AREA: 59.1 sq.m. (636 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metropac ©2020

## Main Description:

A rare opportunity to purchase a modern first floor two bedroom apartment located in a convenient location near to amenities, public transport links and with in easy access of Nelson town centre.

The property briefly comprises; to the ground floor; communal entrance hallway, with staircase leading to a shared landing where the apartment is located.

On the first floor is an entrance hall with two substantial storage rooms, and two cupboards housing the heating boiler and hot water cylinder. Excellent sized living room with access to balcony, fully fitted modern kitchen with granite work surfaces with inbuilt Neff appliances including oven, gas hob, fridge freezer, master double bedroom, 2nd single bedroom and a three piece modern bathroom suite with bath with shower over, WC and wash basin.

Externally, the property is surrounded by communal gardens, and there is private parking.

### Location

For Satnav purposes the postal code is BB9 9RL



**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