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**Petty
Real**TM

**For
Sale**



356 Railway Street
Nelson BB9 0JD

£65,000



The property offers spacious living accommodation throughout and would make an ideal purchase for growing families or first time buyers.

Key Features:

- GABLE END TERRACE
- FIRST TIME BUYERS
- FITTED KITCHEN
- EXCELLENT SIZED BEDROOMS
- SUMMER HOUSE
- GREAT VIEWS TOWARDS SOUTHFIELDS
- SPACIOUS LOUNGE
- THREE PIECE BATHROOM
- GARDENS
- REAR BACKS ONTO QUARRY HILL NATURE RESERVE

Tenure: Freehold
EPC Rating: E
Council Tax Band: A



2 BEDROOM House - Terraced



TOTAL FLOOR AREA: 82.6 sq.m. (890 sq.ft.) approx.
While every effort has been made to ensure the accuracy of the floorplan (containing) measurements, it should be noted that these are approximate and not guaranteed. It is advised that you verify the dimensions of any room. This plan is for general guidance purposes only and should not be used as a basis for any purchase. The services, appliances and fittings shown are to be confirmed and guaranteed as to their quantity or otherwise, can be given. (Hull and Bentley 2022)

Main Description:

An elevated modern gable end terrace with views towards Southfield to the front. The property offers spacious living accommodation throughout and would make an ideal purchase for growing families or first time buyers.

The accommodation briefly comprises; on the ground floor, entrance hallway, accessed by a UPVC double glazed door, excellent sized lounge, living room with a gas fire and under stairs storage cupboard, and separated fitted kitchen, housing a range of fitted wall and base units with complementary work surfaces.

To the first floor is a landing, excellent sized double bedroom to the front, second double bedroom to the rear and there is a three-piece coloured bathroom suite, including bath with shower, low-level WC and wash basin, airing cupboard housing gas fire combination boiler.

Externally, to the front and rear are low maintenance gardens and Summer house. This area backs onto Quarry hill nature reserve



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