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For Sale



3 Messenger Street
Nelson BB9 0LW

£68,000



*** CHAIN FREE *** A well presented gable end terrace situated in a popular residential area on the outskirts of town. The property offers a long lawned garden to the front as well as having a pleasant open aspect. The accommodation comprises on the ground floor, entrance vestibule, two good sized reception rooms and separate fitted kitchen. To the first floor are two good sized double bedrooms and a three piece bathroom suite in white. The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and would be ideal for first time buyers or perhaps anybody looking to downsize.

Key Features:

- Well presented gable end terrace
- Long garden to the front
- Ideal for FTB/downsizer
- 2 Double bedrooms
- 2 Reception rooms
- Kitchen
- 3-Piece bathroom in white
- Enclosed rear yard
- GFCH & UPVC dg
- Pleasant open aspect

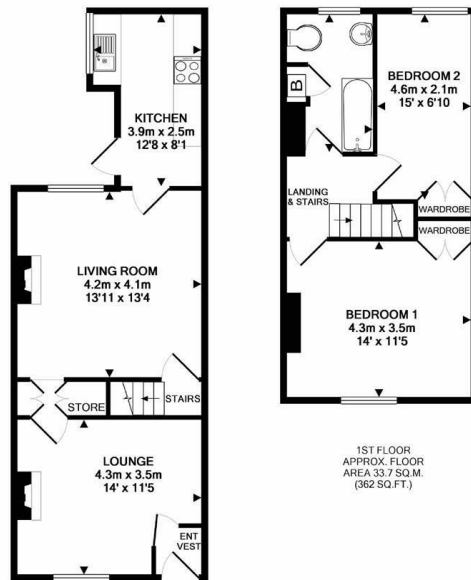
Tenure:

EPC Rating: E

Council Tax Band: A



2 BEDROOM House - Terraced



GROUND FLOOR
APPROX. FLOOR
AREA 42.9 SQ.M.
(461 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 33.7 SQ.M.
(362 SQ.FT.)

TOTAL APPROX. FLOOR AREA 76.5 SQ.M. (824 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operability or efficiency can be given.
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Main Description:

***** CHAIN FREE ***** A well presented two bedroom gable end terrace situated in a popular residential area located at the end of Southfield Street with a pleasant open aspect to the front as well as having a good sized lawned garden.

The accommodation briefly comprises on the ground floor an entrance vestibule accessed by a UPVC double glazed door, good sized lounge, second larger living room where there are stairs providing access to the first floor and a kitchen housing an excellent range of fitted wall and base units with complementary work surfaces and splashbacks, oven and hob with extractor hood over, stainless steel sink unit, plumbing for automatic washing machine and UPVC double glazed door leading to the rear yard.

To the first floor is a landing, excellent sized double bedroom to the front, second double bedroom to the rear and a three piece bathroom suite in white comprising bath, wc and wash basin.

Externally as well as having a long garden to the front there is an enclosed rear yard.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and would be ideal for a first time buyer to gain a foothold on the property ladder or perhaps anybody looking to downsize.

***** Looking for a buy-to-let investment or looking to let your own property? We have a professional lettings department for all your requirements *****



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