

Because life is

Petty Real™

For Sale



18 Malvern Road
Nelson BB9 8JR

£69,950



The property comprises a stone built traditional garden forecourted mid terrace property situated in this established and popular residential area close to the Walton Lane district in Nelson. The accommodation is arranged over two floors and briefly comprises on the ground floor an entrance hallway, two reception rooms and a modern separate fully fitted kitchen. On the first floor there is a double bedroom, generous single bedroom to the rear and a four piece bathroom suite. The property is complemented by the modern day comforts of UPVC double glazing and gas fired central heating throughout. Externally the property enjoys a larger than average garden forecourt to the front and an enclosed L-shaped yard area to the rear.

Key Features:

- Stone built mid terrace house
- Dining room open to living room
- 2 Bedrooms
- Garden forecourt, rear yard
- Ideal for FTB
- Popular residential area
- Separate fully fitted kitchen
- 4-Piece bathroom
- GFCH & UPVC DG
- Viewing recommended

Tenure:

EPC Rating: E

Council Tax Band: A



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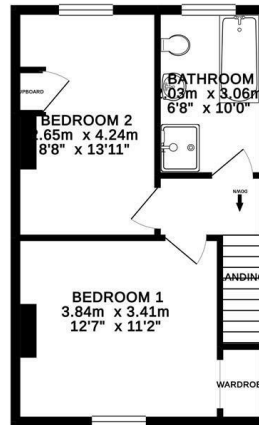
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2 BEDROOM House - Terraced

GROUND FLOOR 41.6 sq. m.
(446 sq. ft.)



1ST FLOOR 35.4 sq. m.
(381 sq. ft.)



TOTAL FLOOR AREA: 77.0 sq. m. (829 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors 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 finishes, fixtures and appliances shown herein are not intended and no guarantee as to their operability or efficiency can be given.
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Main Description:

Presenting an ideal purchase for first time buyers to gain a foothold on the property ladder this traditional garden forecourted stone built mid terrace property is situated in the popular Walton Lane district of Nelson.



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