

Because life is

# Petty Real™

# For Sale



11 East Street  
Nelson BB9 7PG

£75,000



Spacious garden front mid terraced dwelling located in popular and convenient location near to amenities such as Morrisons supermarket and yarnspinners wharf medical centre.

## Key Features:

- FIRST TIME BUYERS
- TWO RECEPTION ROOMS
- SEPARATE KITCHEN
- THREE BEDROOMS
- POPULAR LOCATION
- PROPERTY INVESTORS
- FORECOURT GARDEN
- NO ONWARD CHAIN
- ATTIC ROOM
- PRIVATE REAR YARD

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



# 3 BEDROOM House - Terraced



TOTAL FLOOR AREA: 108.4 sq.m. (1166 sq.ft.) approx.  
While 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 is given for their operation or efficiency in the future.  
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## Main Description:

Spacious garden fronted mid terraced dwelling located in popular and convenient location near to amenities such as Morrisons supermarket and yarnspinners wharf medical centre.

The properties accommodation briefly comprises; entrance hallway accessed via hardwood door, two generous reception rooms, under stairs storage cupboard, separate fitted kitchen.

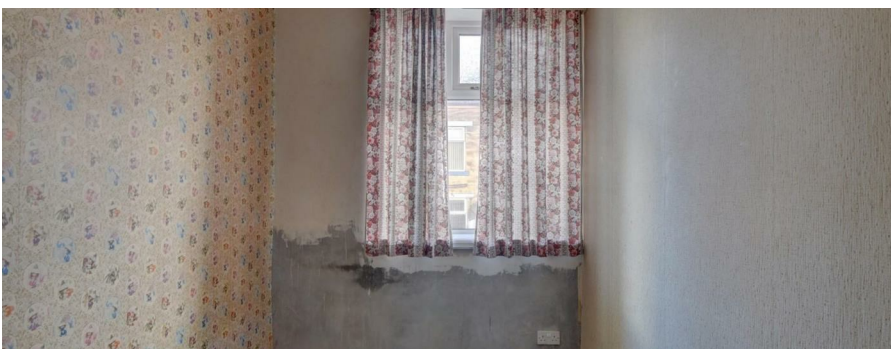
To the first floor is a landing, three bedrooms, three piece bathroom suite with bath, WC, wash basin, to the 2nd floor is a useful attic room with skylight.

Externally to the front is a garden forecourt and to the rear is an enclosed rear yard.

Early viewing appointment is recommended and there is no onward chain.

## Location

For Sat Nav purposes the postal code is BB9 7PG



**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