

Because life is

Petty Real™

For Sale



107 Beaufort Street
Nelson BB9 0RL

£75,000



A large two bedroom mid terrace house situated in the sough after area of Barnoldswick.

Key Features:

- LOTS OF POTENTIAL
- FIRST TIME BUYER OPPORTUNITIES
- BASEMENT
- FITTED KITCHEN WITH DINING AREA
- CHARACTER BEAMS
- GARDENS FRONT & REAR
- BEAUTIFUL VIEWS
- CAST IRON BANISTER
- GOOD SIZED BEDROOMS
- SOUGHT AFTER AREA

Tenure:

EPC Rating: E

Council Tax Band: A



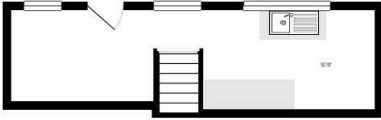
11 Albert Road, Colne, Lancashire, BB8 0RY
T: 01282 868686



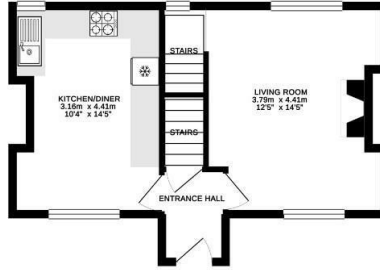
www.pettyreal.co.uk

2 BEDROOM House - Terraced

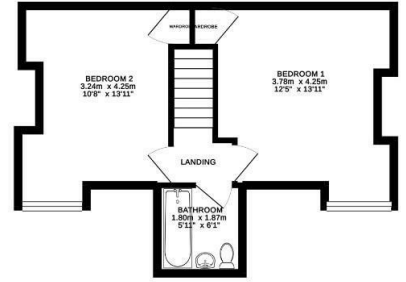
BASEMENT
17.4 sq. m. (188 sq. ft.) approx.



GROUND FLOOR
35.0 sq. m. (377 sq. ft.) approx.



1ST FLOOR
33.7 sq. m. (363 sq. ft.) approx.



TOTAL FLOOR AREA : 86.1 sq. m. (927 sq. ft.) approx.

Whilst 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 operability or efficiency can be given.
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Main Description:

Presenting a 2 bedroom mid-terrace house packed with potential, conveniently situated, with a short walk from local town amenities, shops, cafes and restaurants within this quiet residential area.

The property is spread over three floors with a basement area, living room, a dining kitchen on the ground floor.
The two bedrooms and a family bathroom are located on the first floor.

Externally you will find low maintenance outdoor gardens to the front and rear, with on street parking at the front.



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