

Because life is

Petty
Real™

For
Sale



97 Berkeley Street
Nelson BB9 0RH

£75,000



A superb two bedroom garden fronted mid terrace dwelling on the outskirts of Nelson, located near to amenities and local primary and secondary schools making this the perfect home for first time buyer.

Key Features:

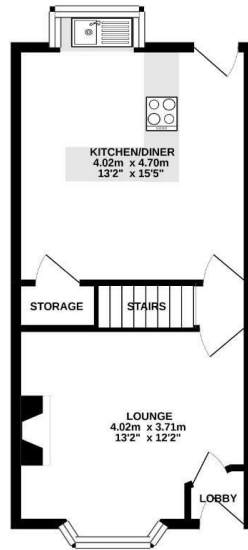
- STUNNING VIEWS
- LARGE GARDEN
- SPACIOUS DINING / KITCHEN
- 2 DOUBLE BEDROOMS
- OUTBUILDINGS
- POPULAR LOCATION
- GOOD SIZE LOUNGE
- 3 PIECE BATHROOM SUITE
- DECKED PATIO AREA
- "CHAIN FREE"

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

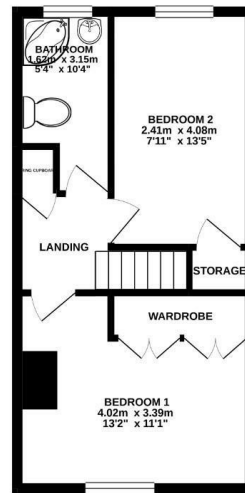


2 BEDROOM House - Terraced

GROUND FLOOR
34.6 sq. m. (372 sq. ft.) approx.



1ST FLOOR
33.2 sq. m. (357 sq. ft.) approx.



TOTAL FLOOR AREA: 67.8 sq. m. (730 sq. ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, garden, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
Home-Link Mortgage Services

Main Description:

A superb two bedroom garden fronted mid terrace dwelling on the outskirts of Nelson, located near to amenities and local primary and secondary schools making this the perfect home for first time buyer.

The most noteworthy feature is a generous in sized low maintenance rear garden. The rest of the properties accommodation briefly comprises; entrance lobby access by UPVC double glazed leading into good size lounge, stairs providing access to the first floor level, spacious well equipped dining kitchen which houses a range of matching wall base units, stainless steel sink unit, free standing electric cooker with extractor hood over, wall mounted gas fired combination boiler and under stairs storage space.

To the first floor is a landing and there are two well proportioned double bedrooms each with built in storage facilities and a three piece bathroom suite.

Externally is an enclosed mature front garden and sizeable private rear garden with decked patio area, outbuilding and stunning views.

LOCATION

For satnav purposes please use the postcode BB9 0RH



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