

Because life is

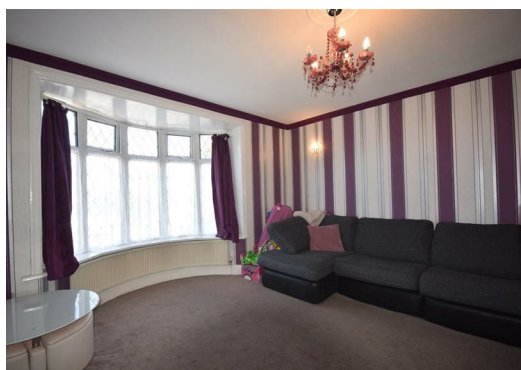
Petty Real™

For Sale



52 Bird Street
Brierfield
Nelson BB9 5BD

£85,000



Key Features:

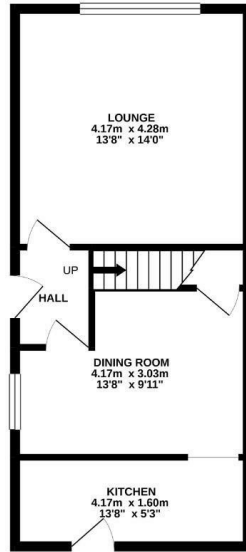
- 2 bedroom semi
- 2 reception rooms
- central heating
- garden area
- extended
- double glazed
- close to school

Tenure:
EPC Rating: D
Council Tax Band:

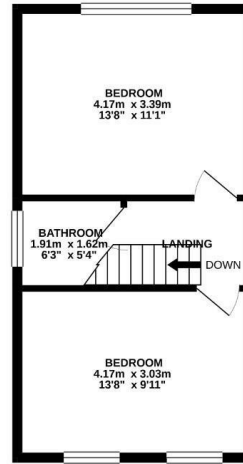


2 BEDROOM House - Semi-Detached

GROUND FLOOR
40.2 sq.m. (433 sq.ft.) approx.



1ST FLOOR
33.5 sq.m. (361 sq.ft.) approx.



TOTAL FLOOR AREA: 73.7 sq.m. (793 sq.ft.) approx.
Notes: every attempt has been made to ensure the accuracy of the European coordinated measurements of area, volume, mass and other items in accordance with the instructions to take the area, volume, mass or measurement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The network operators and suppliers have not been named for guarantee as to their capability or efficiency can be given.
Date: 01/04/2023

Main Description:

An extended bay fronted 2 bedroom semi-detached home located within walking distance of all the facilities and amenities that Brierfield has to offer. The property offers 2 reception rooms and 2 double bedrooms with garden areas to both front and rear that have been hard landscaped. An ideal purchase for that young family with the local school opposite, and only a short drive of the M65 motorway that connects into the national motorway network. As you enter the house there is a hallway, living room to the front with feature bay window, dining room, and kitchen to the rear. To the first floor 2 double bedrooms and a house bathroom, externally garden areas that have been hard landscaped to both front and rear.



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