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For Sale



4 Hallam Crescent
Nelson BB9 9PD

£115,000



Key Features:

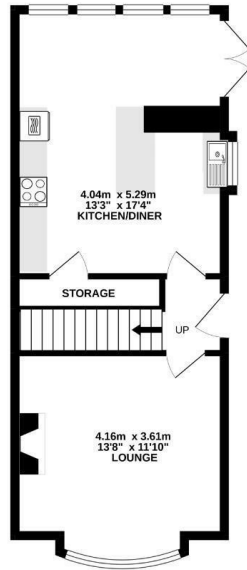
- Stunning semi detached home
- Perfect for first time buyer or downsizer
- Modern Kitchen
- Modern bathroom
- Off road parking
- Private side garden
- Two double bedrooms
- Tasteful decor throughout
- Central heating
- Double glazing

Tenure: Leasehold
EPC Rating: D
Council Tax Band: B



2 BEDROOM House - Semi-Detached

GROUND FLOOR
43.0 sq.m. (463 sq.ft.) approx.



1ST FLOOR
33.4 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA: 76.4 sq.m. (823 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the furnished contained here, measurements of floor, ceiling, rooms and site area have not been undertaken with a view to any error, omission or misstatement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The materials, fixtures and appliances shown here are not intended and are dependent on their availability or otherwise can be given. Model ref: H04949 1/2022

Main Description:

A truly stunning semi detached home in a sought after area of Nelson near to Marsden park and Marsden park municipal golf course. Situated near local schools and amenities, this property offers easy access to bus routes and the town centre perfect for first time buyers or perhaps someone looking to downsize.

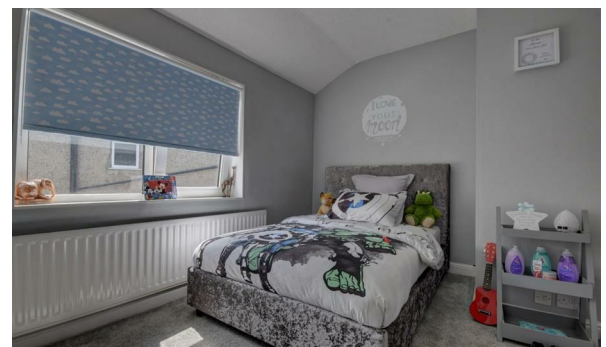
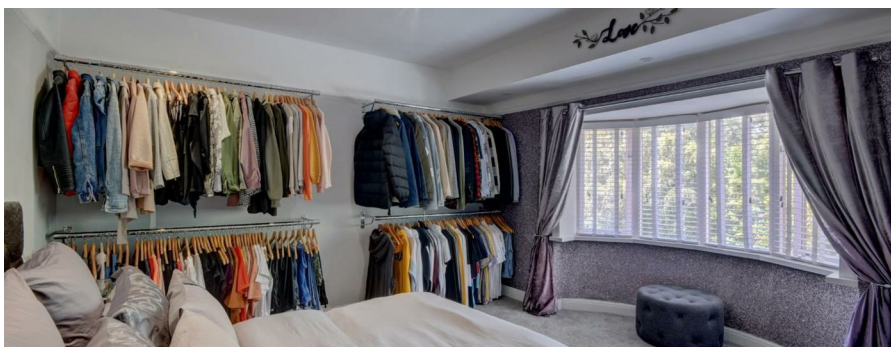
The property briefly comprises as follows; entrance hall, front lounge with bay window, modern fitted kitchen/diner including electric oven and electric hob with conservatory opening on to private side garden.

On the first floor, the property offers; two tastefully decorated double bedrooms, one with built in wardrobes and modern 3 piece bathroom suit with overhead shower.

Externally the property offers a large driveway to the front offering off-road parking for two cars and to the rear is a patio area with shrubs and trees offering a private outdoor setting.

Properties of this nature and location are few and far between and early viewing is highly recommended.

Early viewing is essential not to miss out and their is no onward chain!



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