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# Petty Real™

# For Sale



56 Oxford Road  
Nelson BB9 8JZ

£125,000



Located in a popular residential area a short distance away from local amenities, public transport links and also on the doorstep of Primary and Secondary Schools, this spacious semi detached dwelling would be ideal for growing families.

## Key Features:

- POPULAR LOCATION
- MODERN FITTED KITCHEN
- GATED ACCESS TO THE REAR
- THREE PIECE BATHROOM
- GFCH & UPVC GLAZING
- SPACIOUS SEMI-DETACHED
- LARGE LOUNGE
- DOUBLE BEDROOMS
- EXCELLENT SIZED GARDEN
- SOLAR PANELS

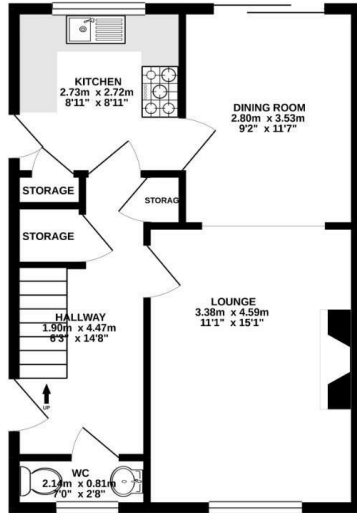
Tenure: Freehold  
EPC Rating: C  
Council Tax Band: A



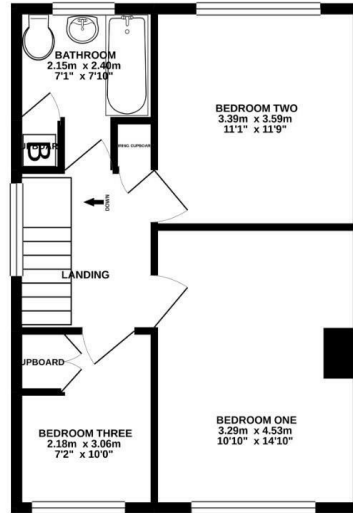


# 3 BEDROOM House - Semi-Detached

GROUND FLOOR  
43.7 sq.m. (471 sq.ft.) approx.



1ST FLOOR  
44.1 sq.m. (475 sq.ft.) approx.



TOTAL FLOOR AREA: 87.9 sq.m. (946 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 quantity or efficiency can be given.

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## Main Description:

Located in a popular residential area a short distance away from local amenities, public transport links and also on the doorstep of Primary and Secondary Schools, this spacious semi detached dwelling would be ideal for growing families.

The property offers excellent sized living accommodation arranged over two floors and briefly comprises on the ground floor, entrance hallway which has fitted storage cupboard and under stairs storage, excellent sized lounge with fire with modern surround and archway leading to the dining room which has UPVC sliding patio doors. There is a separate modern fitted kitchen housing an excellent range of fitted wall and base units with complementary work surfaces, stainless steel sink unit, plumbing for automatic washing machine and UPVC .

To the first floor are two excellent sized double bedrooms, and there is a good sized third bedroom together with a three piece modern bathroom suite room comprising bath with mixer shower over , low level wc, vanity sink unit with cupboard under, fitted storage cupboard housing the gas fired combination boiler.

Externally, to the front of the property is a low maintenance garden and driveway providing ample off road parking with gated access to the rear. To the rear is an excellent sized enclosed garden which patio and lawned area.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and benefits from solar panels.

## Location

For Satnav purposes the postal code is BB9 8JZ



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