

Because life is

Petty Real™

For Sale



48 Rowland Avenue
Nelson BB9 9NG

£129,000



Viewing is absolutely imperative to fully appreciate this three bedroomed semi-detached home which has been renovated to an exceptional standard with a flair for interior design. The property present a ideal family purchase.

Key Features:

- Stunning 3 Bedroom Semi
- Spacious Lounge
- Generous Single Bedroom
- Gardens to Front & Rear
- Ideal Family Purchase
- Stylish Living Kitchen
- 2 Double Bedrroms
- Driveway
- Fully Renovated
- Viewing Essential

Tenure:

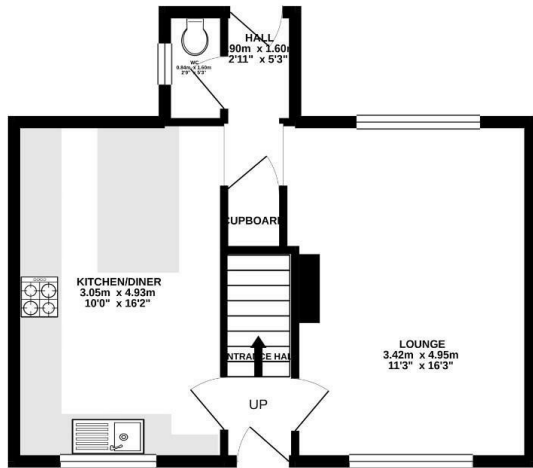
EPC Rating:

Council Tax Band:

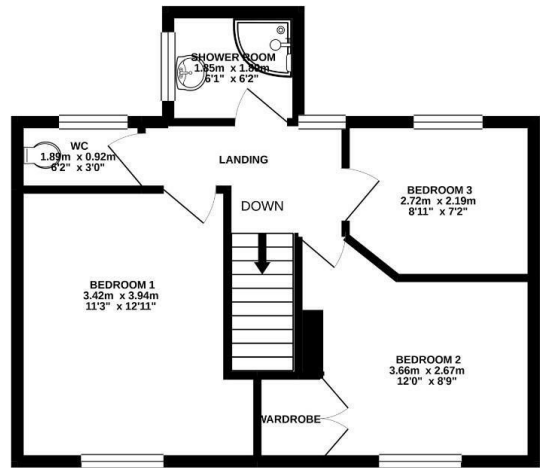


3 BEDROOM House - Semi-Detached

GROUND FLOOR
39.9 sq.m. (429 sq.ft.) approx.



1ST FLOOR
39.9 sq.m. (429 sq.ft.) approx.



TOTAL FLOOR AREA : 79.8 sq.m. (859 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:

Viewing is absolutely imperative to fully appreciate this three bedroomed semi-detached home which has been renovated to an exceptional standard.

Undoubtedly one of the property's best attributes is the stylish on-trend breakfast kitchen which reflects today's modern family requirements finished in gloss white and housing a wealth of integrated appliances with wood effect working surfaces and large breakfast bar.

The family lounge is generous in size and has dual aspect windows overlooking the front and rear gardens. The central staircase ascends to the first floor. Where you will find two double bedrooms located to the front of the property and a generous single to the rear.

The shower room houses a two piece suite consisting of a vanity hand wash basin and a double quadrant shower cubicle fully tiled walls and floor complete a luxurious and practical finish. A separate WC completes the first floor living accommodation.

Externally double timber gate open to the private driveway and a lawned garden. To the rear the garden is predominantly laid to lawn with a covered seating area.



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