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Petty RealTM

For Sale



37 Boulsworth Crescent
Nelson BB9 8DF

£149,950



Key Features:

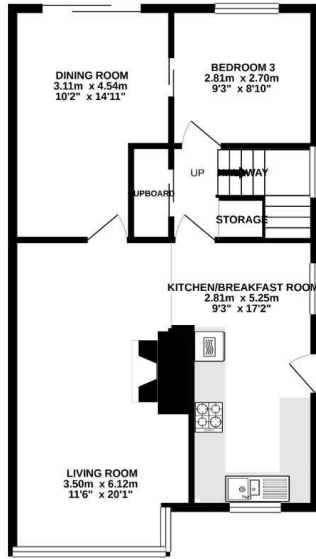
- 3 Good Sized Bedrooms
- House Bathroom & En-Suite
- Close to schools
- Backs Onto Marsden Park Golf Course
- Ample Off Road Parking
- Lounge & Dining room
- Excellent Sized Garden
- Near to Marsden Park
- Garage
- No Chain

Tenure:
EPC Rating: D
Council Tax Band: C

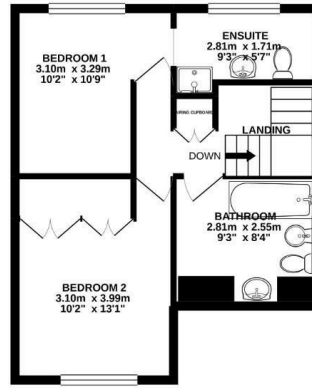


3 BEDROOM House - Semi-Detached

GROUND FLOOR
59.0 sq.m. (635 sq.ft.) approx.



1ST FLOOR
38.1 sq.m. (411 sq.ft.) approx.



TOTAL FLOOR AREA: 97.1 sq.m. (1045 sq.ft.) approx.

Where 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 the responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency can be given.
Made with Metronom (2020)

Main Description:

A rare opportunity has arisen to purchase a spacious semi detached dormer bungalow in a highly sought after residential area located at the top of Walton lane close to Marsden Park and to the rear the property overlooks Marsden Golf Course and has fantastic views to the front and rear.

The property is conveniently placed for local children's nursery, primary and secondary schools, open countryside walks and within a couple of minutes by car to the M65 leading to the national motorway network

The accommodation briefly comprises, fully fitted breakfast kitchen which houses a range of matching wall and base of units with integrated electric oven, four ring gas hob with extractor over, plumbing for automatic washing machine and dishwasher, excellent sized lounge with living flame gas fire and surround, dining room, bedroom 3.

To the first floor is a landing and there are two good sized double bedrooms the master boasts an en-suite shower room and there is a four family bathroom.

Externally to the front is a garden and there is a driveway providing ample off road parking leading to a detached garage. To the rear is an extensive garden which is mainly laid to lawn and paved patio area.

The property benefits from the modern day comfort of double glazing and gas fired central heating.

A rear portion of the garden is rented from Pendle Borough Council for £60.00 per annum.

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