

Because life is

Petty Real™

For Sale



5 Reedyford Road
Nelson BB9 8LL

£59,950



A stone built mid terrace dwelling located in a popular residential area near to amenities and public transport links as well as the M65 and national motorway network.

Key Features:

- Flush faced mid terrace house
- Close to amenities & public transport links
- Fully fitted kitchen
- 3-Piece bathroom
- GFCH & DG
- Popular location
- Good sized lounge
- 2 Bedrooms
- Enclosed rear yard
- Ideal for buy-to-let LL

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

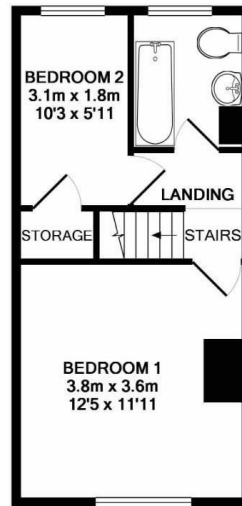
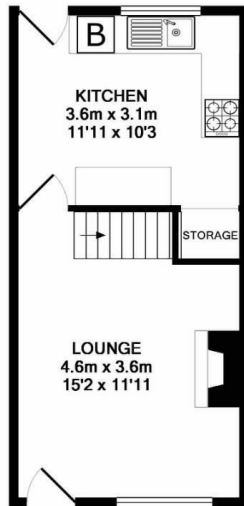


11 Albert Road, Colne, Lancashire, BB8 0RY
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www.pettyreal.co.uk

2 BEDROOM House - Terraced



GROUND FLOOR
APPROX. FLOOR
AREA 28.1 SQ.M.
(302 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 27.1 SQ.M.
(292 SQ.FT.)

TOTAL APPROX. FLOOR AREA 55.2 SQ.M. (594 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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:

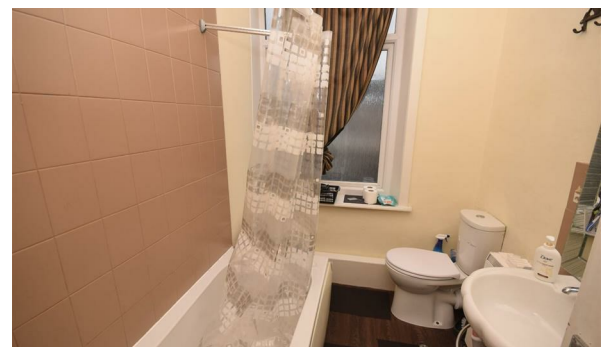
A stone built mid terrace dwelling located in a popular residential area near to amenities and public transport links as well as the M65 and national motorway network. The property is being sold with a tenant in occupation with the tenant paying £375 per calendar month and they are on a periodic basis from the 18th December 2018.

The accommodation is arranged over two floors and briefly comprises on the ground floor a good sized lounge with stairs providing access to the first floor and fully fitted kitchen housing a range of wall and base units with complementary work surfaces and splashbacks, integrated oven and hob and under stairs storage cupboard.

To the first floor is a landing, good sized double bedroom, second single bedroom and a three piece bathroom suite comprising bath with shower over, wc and wash basin.

Externally to the rear is an enclosed yard.

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



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