

Because life is

Petty
Real™

62 Rowland Avenue
Nelson
BB9 9NG



For Sale

£65,000

- Spacious semi detached home
- Located on the outskirts of Nelson
- Near to local Schools
- Three good sized bedrooms
- Fitted kitchen
- Three piece modern shower room
- Garden to the rear
- Off road parking
- Marsden Park in walking distance
- No chain



This is a three bedroom semi detached family home set in a popular residential area of Nelson within walking distance of Marsden Park and within a short drive of amenities local primary and secondary schools as well as Nelson town centre and the facilities it has to offer.

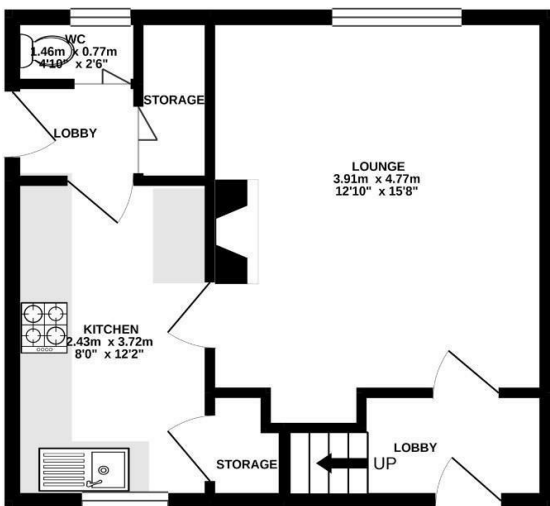
The accommodation briefly comprises, to the ground floor, entrance hall with stairs ascending to the first floor, lounge with gas fire, fully fitted kitchen, downstairs WC, storage room.

To the first floor are two double bedrooms and a good sized single bedroom and a three piece modern shower room with double shower enclosure with electric shower over, WC and wash basin.

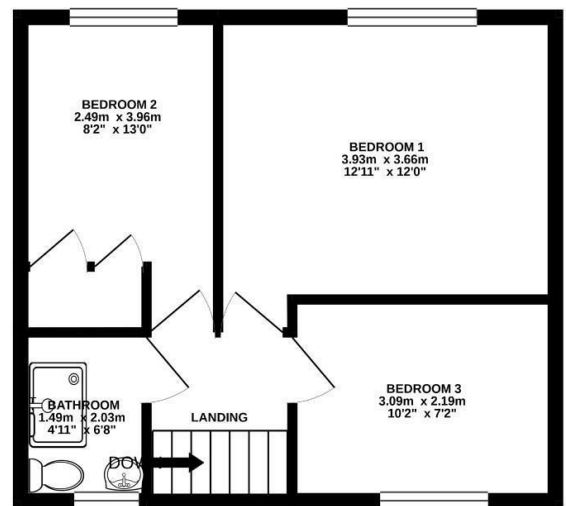
Externally to the front there is a driveway and to the rear is a substantial garden mainly laid to lawn

The property does benefit from gas fired central heating and UPVC double glazing and is an ideal purchase for that young family stepping up the property ladder.

GROUND FLOOR
34.2 sq.m. (368 sq.ft.) approx.



1ST FLOOR
34.8 sq.m. (375 sq.ft.) approx.



TOTAL FLOOR AREA : 69.0 sq.m. (743 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.
Made with Metropix ©2021



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.