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182 Hallam Road
Nelson
BB9 8DL



For Sale

£144,950

- Modern semi detached family home
- Overlooking Marsden Park
- Ideal for growing families
- 3 Bedrooms
- lounge

- Full width conservatory
- Kitchen with separate dining area
- 3-Piece bathroom
- South facing private garden
- Detached single garage



This superb modern family sized semi detached property is situated in a green and leafy suburb of Nelson overlooking Marsden Park to the front which has recently been awarded Green Flag status which is an accolade only reserved for the best green spaces in the country.

The property is within easy reach of Nelson town centre and the amenities that it offers and which also has excellent commuter links into Burnley and from Burnley there are excellent rail and public transport links into Leeds and Manchester city centres.

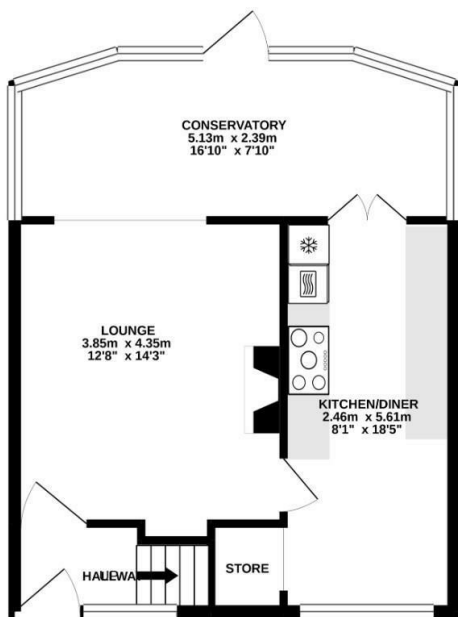
The property offers family sized living accommodation arranged over two floors and has generously proportioned room sizes. The accommodation briefly comprises on the ground floor, entrance hallway with stairs providing access to the first floor, good sized lounge with living flame gas fire, UPVC double glazed conservatory which spans the full width of the property open to the lounge which lead out into the South facing garden. There is a modern fully fitted kitchen with integrated Siemens appliances such as double oven, induction hob, fridge freezer and dishwasher.

To the first floor are two good sized double bedrooms, the master bedroom boasts large fitted wardrobes and there is a third single bedroom. The bathroom houses a recently installed contemporary three piece suite comprising bath with mixer shower over, low level wc and vanity sink unit. There is a loft area accessed by a pull down ladder from the second bedroom which is fully boarded, which has power and lighting to create an excellent storage area.

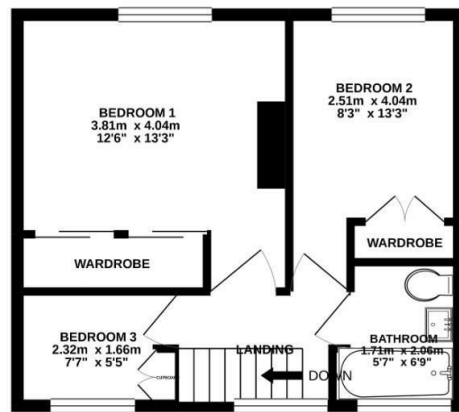
Externally, the rear garden is South facing and comprises a lawn with with paved patio area. To the side opens onto the shared drive which leads to a single detached garage.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and an internal inspection is recommended.

GROUND FLOOR
49.1 sq.m. (529 sq.ft.) approx.

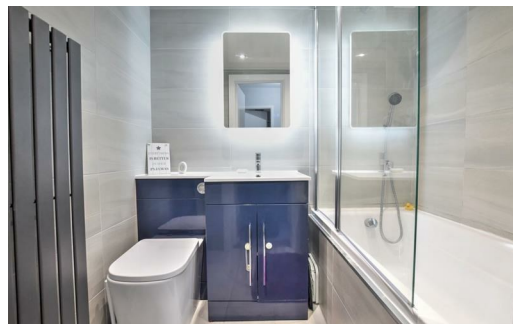


1ST FLOOR
35.1 sq.m. (377 sq.ft.) approx.



TOTAL FLOOR AREA: 84.2 sq.m. (906 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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