

Because life is

Petty  
Real™

28 Terry Street  
Nelson  
Lancashire  
BB9 8JD



For Sale

Chain Free £79,950

- Garden Fronted
- Mid-Terrace
- Two Bedrooms
- Large Rear Garden
- Spacious Living Room

- Bay Fronted
- Gas Central Heating
- UPVC Double Glazing
- Lean-To Conservatory
- Quiet Residential Area



**\*\*CHAIN FREE\*\***

A stone-built, garden fronted, mid-terrace property located on the Nelson/Colne border, within a short walking distance to many of the local amenities including shops, schools and bus routes and a short drive to the M65 with links to Manchester, Preston and Blackburn.

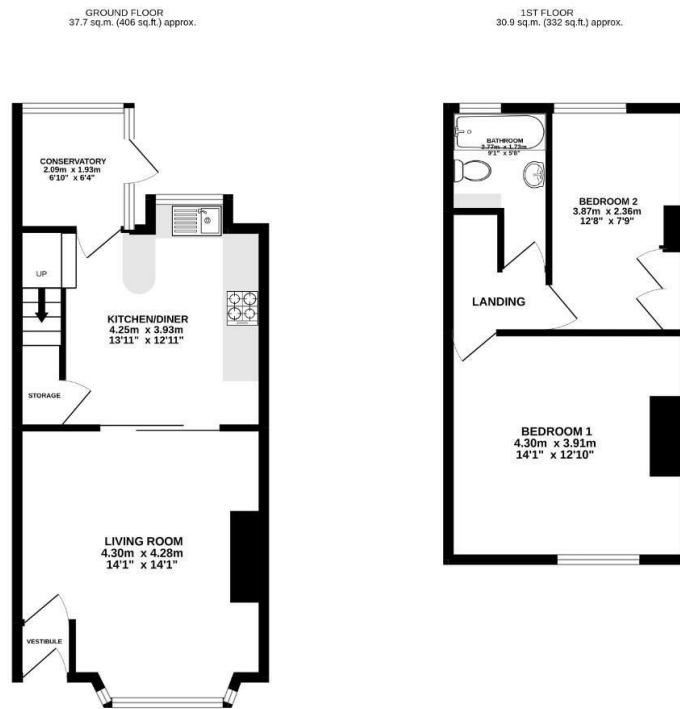
This property presents an ideal purchase for first time buyers or landlords and investors looking for a buy to let.

The property offers spacious living accommodation over two floors and briefly comprises on the ground floor an entrance vestibule leading into a large living room with bay fronted window, gas fire and glass double doors accessing the kitchen/diner which houses matching wall, base and drawer units with complimentary work surfaces, sink, integrated oven, gas hob and useful under stair storage. Adjacent to the kitchen is a lean-to conservatory with views out onto the rear garden.

On the first floor are two spacious double bedrooms, the smaller benefitting from fitted wardrobes and a three-piece bathroom suite comprising a low-level WC, wall mounted wash basin and panelled bath with overhead shower.

The property benefits from the modern-day comforts of gas central heating and UPVC double glazing.

Externally there is a garden forecourt to the front and an easily maintained garden to the rear with gravel and slate chippings.



TOTAL FLOOR AREA: 68.6 sq. m. (738 sq. ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, doors and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for 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.  
Model not to scale: 1:500



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