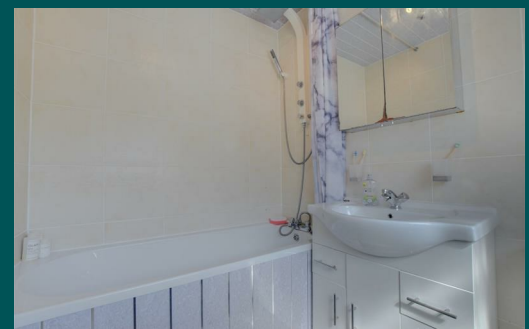


Because life is

Petty
Real™

6 Rimington Place
Nelson
BB9 8DE



For Sale

- Quasi
- Two Bedroom
- Lovingly Renovated
- Cul-De-Sac
- Amazing Rear Garden

Offers In The Region Of £115,000

- Viewing by appointment
- Outdoor Bar
- Kitchen/Diner
- Move-In Ready
- Quiet Location



A well presented, two-bedroom quasi home located on a quiet cul-de-sac on the outskirts of Nelson, located in a convenient position, close to Marsden Park and Golf Club, a short distance away from local Primary and Secondary Schools and within five minutes driving distance of local amenities including Asda Supermarket and the M65 motorway. The property requires an internal inspection to appreciate the size and space this property has to offer.

The property briefly comprises to the ground floor an entrance lobby with stairs leading to the first floor and access to the spacious living room with dual aspect windows to the front and back of the property letting in an abundance of natural light.

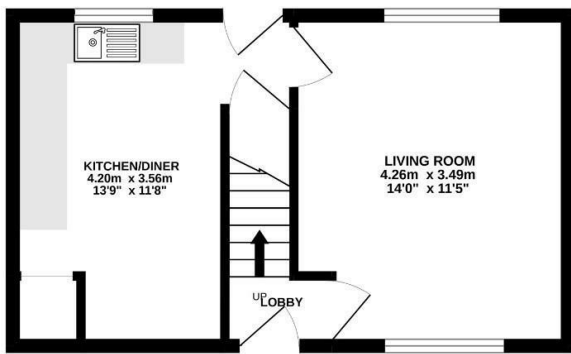
Through to the back is a door leading into the rear garden, an under stair storage cupboard and a generous sized kitchen/diner housing matching wall, base and drawer units with contrasting work surfaces, stainless steel sink and storage cupboard currently housing the fridge/freezer.

To the first floor there are two spacious double bedrooms, both with built-in storage and the master boasting plenty of space to accommodate a super king size bed. The bathroom houses a modern, white three-piece suite comprising low-level WC, wash basin with vanity unit and panelled bath with overhead shower.

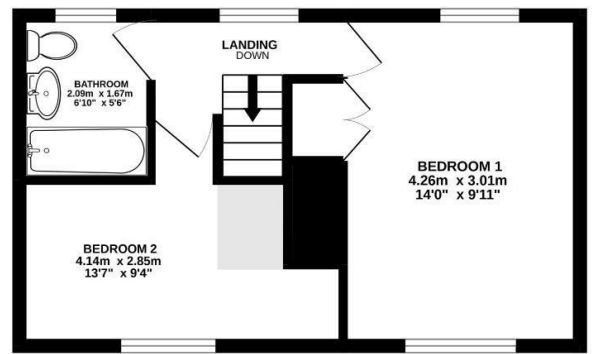
The property benefits from the modern-day comforts of gas central heating and UPVC double glazing.

Externally, to the front, is a courtyard which has recently been paved and to the rear a large, show-stopping garden which has been lovingly renovated with a paved patio and astro turfed area. To the back of the garden is a covered bar, perfect for relaxing by on a warm summer evening. Adjacent to the bar is a spacious area which can be used for multiple purposes. At the moment the current vendors use this area as a gym.

GROUND FLOOR
29.7 sq.m. (320 sq.ft.) approx.



1ST FLOOR
29.2 sq.m. (314 sq.ft.) approx.



TOTAL FLOOR AREA : 58.9 sq.m. (634 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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