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Petty
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5 Gertrude Street
Nelson
BB9 8RS



For Sale

Price £59,950

- Mid-Terrace
- Two Bedrooms
- Large Kitchen/Diner
- Renovation Project
- Ideal For First Time Buyers

- Investment Property / Buy-To-Let
- Close To Local Amenities
- UPVC Double Glazing
- Tax Band - A



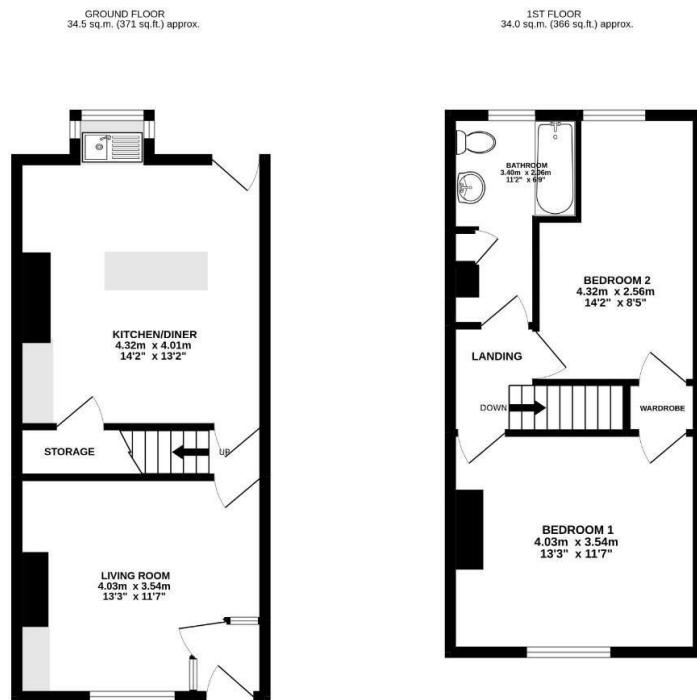
Occupying a backwater setting situated towards the outskirts of Nelson on the Colne boundary, this traditional stone built, mid terrace house presents itself as an ideal purchase for first time buyers looking to gain a foothold on the the property or landlords and investors looking for a buy-to-let.

The property is arranged over two floors and briefly comprises to the ground floor: an entrance vestibule accessed through a UPVC front door, which leads into a generous living room, with a gas fire and surround providing an attractive focal point within the room. Through an inner hallway with stairs leading to the first floor is a large kitchen/diner housing matching base units with a stainless steel sink inset into a bay window, charming cabinetry fitted within the alcoves and useful under stair half cellar providing ample storage space.

On the first floor is a central landing leading to a generous double bedroom situated to the front of the property and a large single to the rear, connected via a 'Jack and Jill' over stair wardrobe. The bathroom houses a three piece suite comprising a low level WC, pedestal wash basin and panelled bath with an overhead electric shower and also benefits from a built-in cupboard with immersion heater.

Externally there is an enclosed rear yard with a large stone-built shed.

The property benefits from the modern day comforts of UPVC double glazing.



TOTAL FLOOR AREA: 68.5 sq.m. (737 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective purchasers are advised to make their own enquiries before committing to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.
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