

Because life is

Petty  
Real™

11 Napier Street  
Nelson  
BB9 0SN



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



## For Sale

- For Sale By The Modern Method Of Auction
- Mid-Terrace
- Two Bedrooms
- Two Reception Rooms
- Open-Plan Living/Kitchen

## Auction Guide £60,000

- Gas Central Heating
- UPVC Double Glazing
- Ideal For Landlords & Investors
- Tax Band - A



For Sale by Modern Method of Auction; Starting Bid Price £65,000 plus Reservation Fee.

A mid terrace dwelling a short distance away from local Schools and amenities, offering spacious living accommodation over two floors and situated in a popular residential area of Nelson just off Railway Street. This property would make an ideal purchase for investors looking for a buy-to-let.

The property offers spacious living accommodation arranged over two floors and briefly comprises on the ground floor: an entrance lobby as you enter through a UPVC front door which in turn leads to a hallway with stairs accessing the first floor. To the front of the property is the first of two reception rooms, boasting a large window letting in an abundance of natural light. To the rear is the second, larger reception room which is open plan with the kitchen, ideal for family living, boasting a tiled fireplace with gas fire and a useful under stair storage cupboard.

The kitchen houses an array of matching wall, base and drawer units with co-ordinating work surfaces, tile splashback, sink, oven and hob with overhead extractor fan.

To the first floor is a central landing leading to two well-proportioned double bedrooms located to the front and rear of the property, the master benefitting from an over stair storage cupboard/wardrobe.

The bathroom houses a three-piece suite in white comprising a low-level WC, wash basin with vanity unit and a large shower cubicle.

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 enclosed yard to the rear.



TOTAL FLOOR AREA: 72.0 sq.m. (775 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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.  
Date: 11th September 2022



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