

Because life is

Petty  
Real™

10 Perth Street  
Nelson  
BB9 8EE



For Sale

Price £71,500

- Leasehold
- Tax Band - A
- Perfect Investment Property
- Two Reception Rooms
- Potential For £550 PCM

- Two Bedrooms
- Three-Piece Bathroom Suite
- Close To Motorway Links
- Near To Local Schools
- No Chain



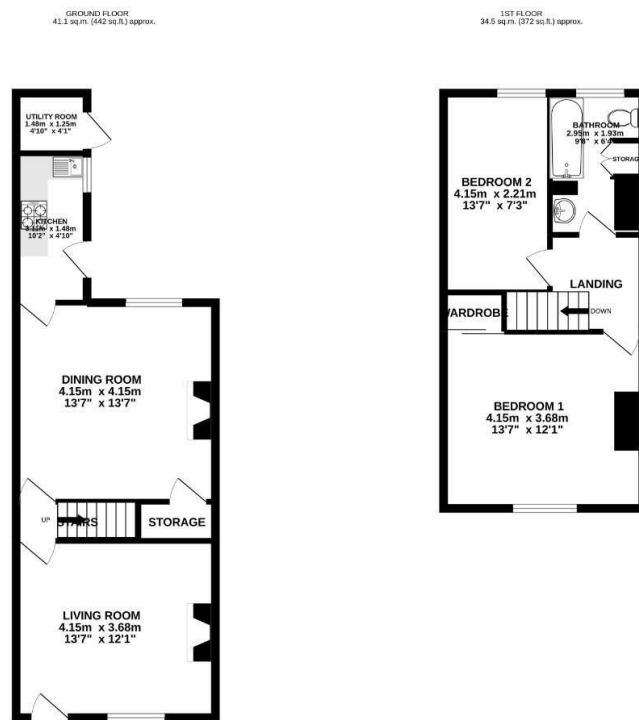
**\*\* NO CHAIN \*\***

Perfect investment property located close to Nelson Town Centre, schools, hospital and near to motorway links. This property has the potential for £550PCM.

Entering the property into the front room there is a lovely gas fireplace proving the ideal focal point. To the rear is a dining room with a gas fire and access to the kitchen which has been fitted with match wall, base and drawer units with a gas hob, electric oven and a stainless steel sink/drain.

The first floor has a double bedroom with a wardrobe/storage cupboard and the second bedroom is a generous sized single bedroom. The bathroom is a three-piece suite comprising low-level WC, pedestal hand wash basin and a paneled bath with an overhead shower.

Externally there is a patio rear yard with a utility room with plumbing for a washing machine and electricity.



TOTAL FLOOR AREA: 75.6 sq.m (814 sq ft) approx.  
Whilst every attempt has been made to ensure the accuracy of the statistics contained here, measurements of floor, ceiling, areas 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, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Network 10000



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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