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Real

16 Sheridan Street  
Nelson  
BB9 8JB



For Sale

£90,000

- Mid-Terrace
- Two Bedrooms
- Bay Fronted
- Kitchen/Diner
- Boarded Loft

- Close To Local Amenities
- Self Owned Solar Panels
- UPVC Double Glazing & Gas Central Heating
- Tax Band - A
- EPC - D



A two-bedroom, mid-terrace property located in a pleasant and quiet area located on the Nelson/Colne border. Close to local amenities, schools and a short drive to the M65 with links to Manchester, Preston and Blackburn making an ideal purchase for first-time buyers or investors.

As you enter the property through the UPVC front door, you are greeted with an entrance vestibule which in turn leads into a spacious lounge. Boasting a bay window letting in an abundance of natural light and a marble fireplace with wood surround and electric fire providing an attractive focal point within the room.

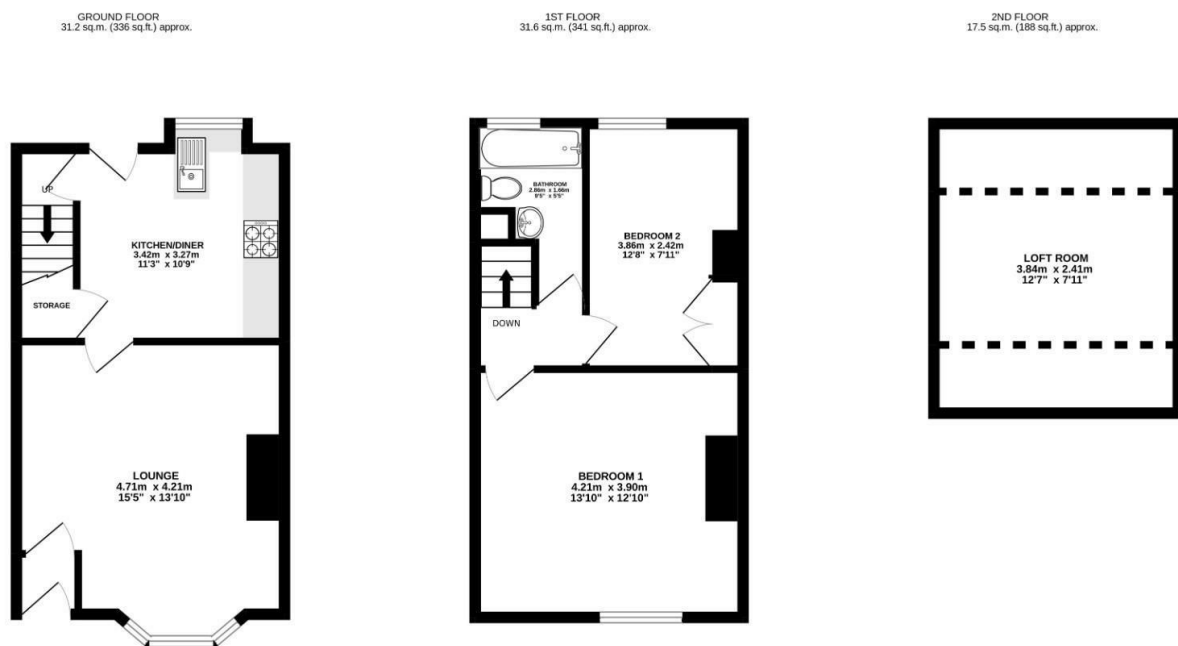
To the rear of the property is a generous kitchen/diner housing matching wall, base and drawer units with co-ordinating work surfaces, stainless steel sink, integrated oven, gas hob with overhead extractor fan and a useful under-stair storage cupboard.

A staircase adjoining the kitchen ascends to the first floor and a central landing which leads to a large double bedroom to the front of the property, a generous single to the rear with a built-in storage cupboard and a bathroom housing a three-piece suite comprising a low-level WC, wash basin with vanity unit and a useful over stair storage cupboard above, and a panelled bath with overhead shower.

The landing has a hatch with a pull-down ladder which leads to a boarded-out loft room, currently being used as a storage space.

The property benefits from the modern-day comforts of gas central heating, self owned Solar Panels and UPVC double glazing.

Externally there is a walled garden to the front and an enclosed yard to the rear laid with artificial grass.



TOTAL FLOOR AREA: 80.4 sq.m. (865 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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