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Real

18 Pinder Street
Nelson
BB9 8SB



For Sale

- Mid-Terrace
- Two Double Bedrooms
- Modern Kitchen
- Close To Local Amenities
- Good Transport Links

Offers Around £90,000

- Ideal For First Time Buyers
- Gas Central Heating & UPVC Double Glazing
- Tax Band - A
- EPC - D



An opportunity has arisen to purchase a modern and well presented mid-terrace dwelling situated in a convenient location a short distance away from local schools, amenities and public transport links as well as the M65 being only a few minutes drive away. As well as first time buyers the property is ideally suited for buy-to-let investors or anyone wishing to downsize.

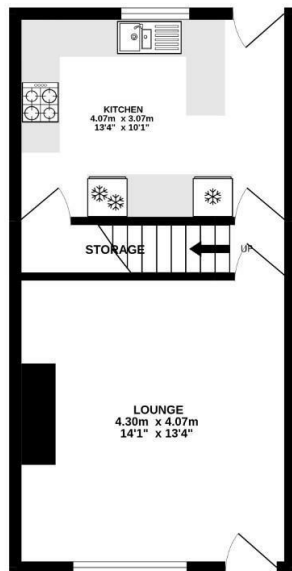
The property offers modern living accommodation arranged over two floors and comprises on the ground floor, a good sized lounge accessed by a UPVC double glazed door and boasting a wall mounted, inset gas fire providing an attractive focal point within the room. To the rear is a fully fitted modern kitchen housing a range of wall, base and drawer units with complementary work surfaces and splashbacks, integrated oven and gas hob, double bowl composite sink, fridge and freezer and plumbing for a washing machine and dishwasher.

To the first floor is a central landing leading to an excellent sized double bedroom to the front, good sized second double bedroom to the rear with built in storage cupboard and three piece modern bathroom in white comprising a low level WC, wall hung wash basin and a panelled bath with an overhead shower.

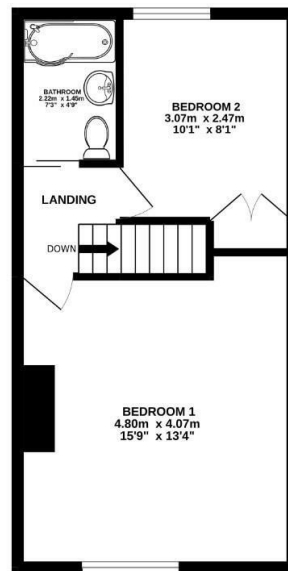
Externally, to the front of the property is a garden forecourt and to the rear is an enclosed yard.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and an internal viewing appointment is recommended.

GROUND FLOOR
32.6 sq.m. (351 sq.ft.) approx.



1ST FLOOR
32.8 sq.m. (353 sq.ft.) approx.



TOTAL FLOOR AREA: 65.4 sq.m. (704 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, 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 condition or efficiency can be given.
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