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6 Berriedale Road
Nelson
BB9 8AZ



For Sale

£99,950

- Mid-Terrace
- Two Reception Rooms
- Two Bedrooms
- Attic Room
- Utility Room

- Well Presented
- Ideal For First Time Buyers
- Tax Band - A
- EPC - D



An excellent opportunity to purchase a spacious and attractive garden fronted, mid-terrace home in an established and popular residential area off Walton lane in Nelson. The property is within walking distance of local schools, amenities and Marsden Park.

As you enter the property through a UPVC front door, you are greeted with a generous lounge boasting a large window letting in an abundance of natural light, downlights set within the alcoves providing an attractive feature within the room and an open staircase ascending to the first floor. Adjoining is a second, larger reception room, currently being used as a dining room, with a useful under stair storage cupboard.

A modern kitchen houses matching wall, base and drawer units with co-ordinating work surfaces and splashbacks, stainless steel rounded sink, integrated dishwasher, oven and hob with an overhead extractor fan. A separate utility room leads out to the rear yard and has space for a fridge/freezer with plumbing for a washing machine and tumble dryer.

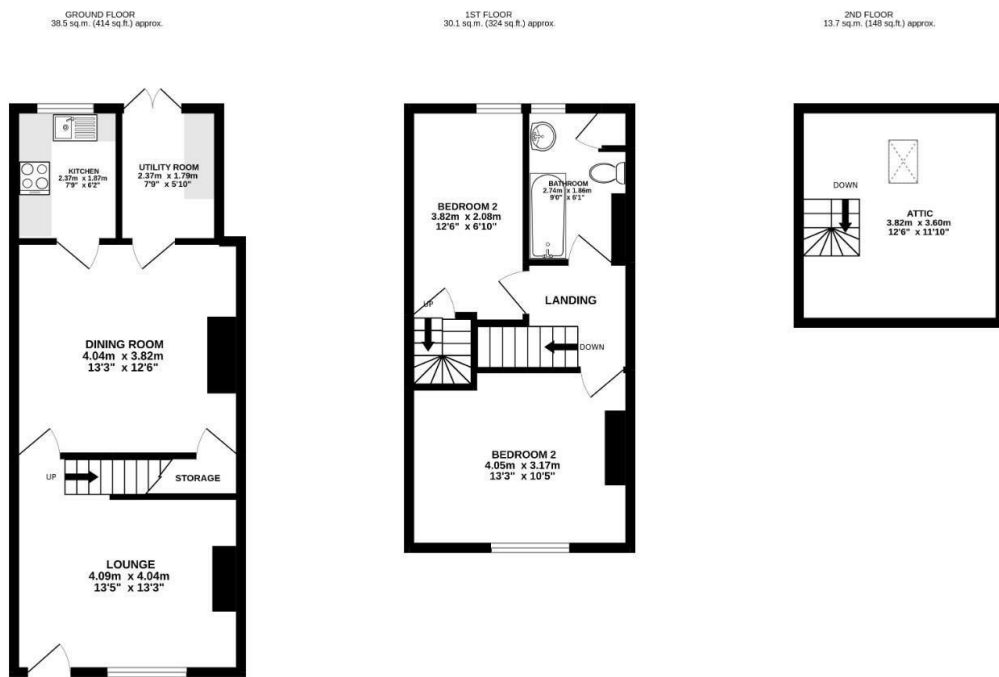
To the first floor is a central landing leading to a double bedroom to the front of the property and a large single to the rear. A fully tiled bathroom houses a three piece suite in white comprising a low level WC, pedestal wash basin, a panelled bath with overhead shower and a useful storage cupboard.

Going through the second bedroom, there is a staircase leading to an attic room with a Velux window, currently being used as a third bedroom.

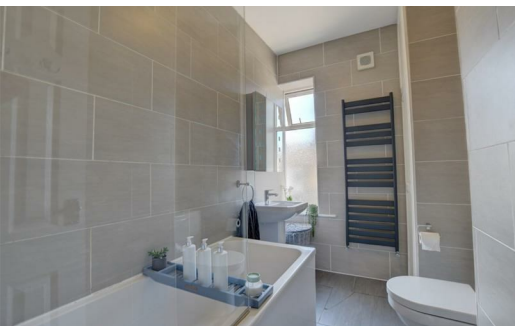
Externally there is a garden forecourt to the front and a family friendly, enclosed yard to the rear laid with Astro turf.

The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

An internal inspection is highly recommended!



TOTAL FLOOR AREA: 82.3 sq.m. (886 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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