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PettyTM
Real

50 Brentwood Road
Nelson
BB9 8AY



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



For Sale

- Semi-Detached
- Three Double Bedrooms
- Landscaped Garden
- Two Reception Rooms
- Popular Residential Area

Auction Guide £100,000

- For Sale By The Modern Method Of Auction
- Gas Central Heating & UPVC Double Glazing
- Tax Band - A
- EPC - E



****For Sale by Modern Method of Auction; Starting Bid Price £110,000 plus Reservation Fee.** - AUCTION END DATE: Wednesday 28th September 2022**

An attractive and deceptively spacious semi-detached dwelling situated in an established and popular residential area off Glenfield Road, a short distance away from local schools, amenities and public transport links.

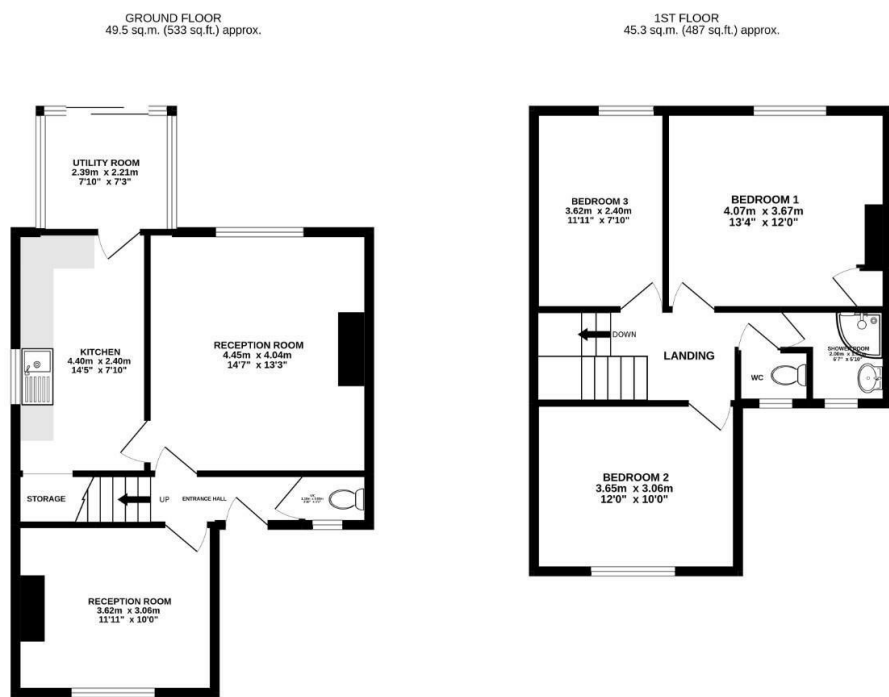
The property offers good sized living accommodation arranged over two floors and briefly comprises on the ground floor, an entrance hallway as you enter through the UPVC front door with a useful downstairs w.c. and stairs ascending to the first floor. To the front of the property sits the first of two reception rooms benefitting from a wall mounted gas fire (currently capped off). To the rear is a second, larger reception room with a large window overlooking the rear garden and a wooden fire surround and fire providing an attractive focal point within the room.

Adjoining is a fitted kitchen housing matching wall, base and drawer units with co-ordinating work surfaces and splashback stainless steel sink and a useful under stair storage cupboard. Adjoining the kitchen is a useful utility room with sliding patio doors accessing the rear garden.

To the first floor is a central landing leading to three well proportioned double bedrooms, the master benefitting from a fitted cupboard, a fully tiled shower room housing a two piece suite comprising a wash basin with vanity unit and a large shower cubicle. A separate WC houses a low level WC.

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

Externally there is a paved garden to the front with a path leading to the side and rear of the property which boasts a landscaped garden with Indian stone flagging, lawn and plant bedding.



TOTAL FLOOR AREA: 94.8 sq.m. (1020 sq.ft.) approx.
Whilst every effort 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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