

Because life is

Petty
Real™

11 Townsley Street
Nelson
Lancashire
BB9 0RY



For Sale

- Bungalow
- Two Bedrooms
- Large Lounge
- Modern Kitchen
- Gas Central Heating

Offers In The Region Of £100,000

- UPVC Doublr Glazing
- Ideal For People Wanting To Downsize
- A Short Distance To The Town Centre
- Tax Band - B



A rare opportunity to acquire a two-bedroom bungalow in a popular residential area in Nelson and a short distance from Nelson Town Centre and the local amenities on offer.

As you enter the UPVC front door you are greeted by an entrance hallway which in turn leads to a single and double bedroom located to the front of the property.

The bathroom is centrally located and houses a three-piece suite in white comprising a low-level WC, pedestal wash basin and panelled bath with overhead shower.

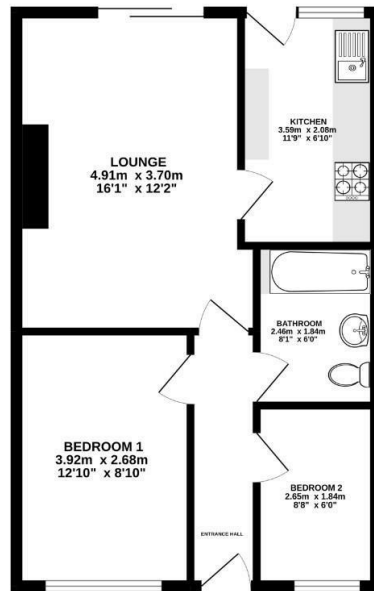
To the rear of the property and overlooking the rear garden is a generous lounge boasting a wood fire surround with gas fire providing an attractive focal point within the room and patio doors leading out to the garden.

Adjoining is a kitchen housing matching wall, base and drawer units with co-ordinating work surfaces, splashback, stainless steel sink, breakfast bar, integrated oven and gas hob with overhead extractor fan.

Externally there is a block paved driveway to the front and an enclosed yard to the rear, laid mainly to lawn with a patio area and views to the town beyond.

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

GROUND FLOOR
48.2 sq.m. (519 sq.ft.) approx.



TOTAL FLOOR AREA: 48.2 sq.m. (519 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 misstatement. 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.
Model ref: 1000000-0000



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