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Petty  
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356 Railway Street  
Nelson  
BB9 0JD



For Sale

Reduced To £119,950

- Quasi-Semi
- Two Double Bedrooms
- Two Reception Rooms
- Full Of Original Features
- Located In A Quiet Residential Area

- Abutting Quarry Hill Nature Reserve
- Large Rear Garden
- Ideal For First Time Buyers
- Tx Band - A
- EPC- D



Set in an elevated position, this quasi-semi offers spacious living accommodation throughout and presented to a high standard would make an ideal purchase for first-time buyers looking to gain a foothold on the property ladder or growing families. Abutting Quarry Hill Nature Reserve, on a quiet street on the outskirts of Nelson.

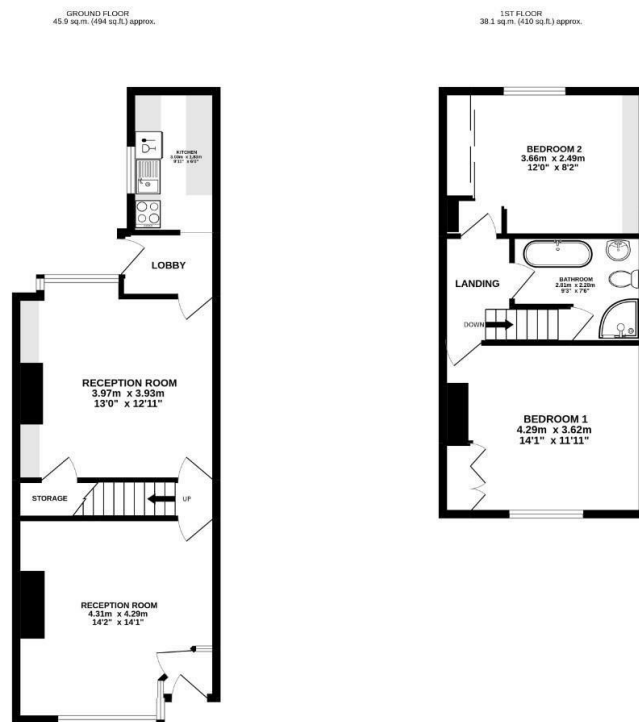
Entering the property through the wooden front door, you are greeted by an entrance vestibule with beautiful, original stained-glass windows. This in turn leads into the first of two reception rooms, generous in size and boasting a large window letting in an abundance of natural light and original wood fireplace with tile surround and gas fire providing an attractive focal point within the room.

Adjoining is an inner hallway with a staircase ascending to the first floor and leads into the second reception room positioned to the rear of the property. With fitted cupboards within the alcoves, marble fireplace with gas fire, bay window with window seat and a useful under-stair storage cupboard.

An entrance lobby provides access to the rear garden and the extended kitchen which houses matching wall, base and drawer units with co-ordinating work surfaces, tile splashback, stainless steel sink, integrated dishwasher, oven and gas hob with overhead extractor fan.

On the first floor, a central landing leads to two well-proportioned double bedrooms located to the front and rear of the property, both benefitting from fitted wardrobes, and a modern, fully tiled bathroom housing a four-piece suite in white comprising a low-level WC, wall mounted wash basin, freestanding bath with shower and a separate shower cubicle.

Externally there is a mature garden to the front with plant bedding and a pathway to the side of the property leads to the enclosed, rear garden with patio area, summer house, shed which is currently housing a tumble dryer and private access into Quarry Hill Nature Reserve.



TOTAL FLOOR AREA - 84.0 sq.m (904 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, ceilings, rooms and any other metric 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 here are not been tested and no guarantee as to their operability or efficiency can be given. Model 4981-06/06/2022



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