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53 Trent Road
Nelson
BB9 0NX



For Sale

Price £200,000

- Semi-Detached
- Three Bedrooms
- Expansive Kitchen/Diner
- Large Mature Garden
- Off-Road Parking

- Garage
- Two Reception Rooms
- Garden Room
- Tax Band - C



A rare opportunity to acquire an extended, bay fronted, semi-detached property in a highly sought-after location opposite St John's Church of England school and near to open countryside and Marsden Park Golf Club, making this the perfect home for a growing family.

As you enter the property through the UPVC front door, you are greeted by an entrance hallway with a useful two-piece cloakroom and staircase providing access to the first floor. To the front is a bay fronted lounge with an abundance of natural light flowing through and a feature stone wall with a wood burning stove providing an attractive focal point within the room. A large doorway leads to a centrally located dining room, the layout ideal for family life, which again boasts a wood burning stove with exposed brickwork. To the rear is a second lounge/garden room, with large Velux window and patio doors leading out to the rear garden.

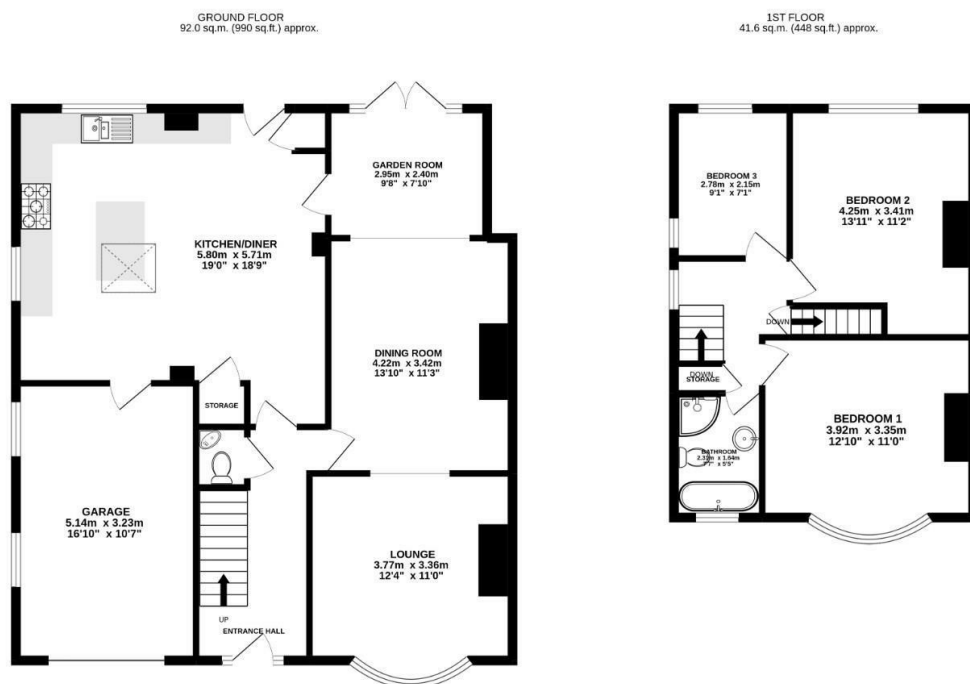
An expansive kitchen/diner houses matching wall, base and drawer units with co-ordinating work surfaces, tile splashback, island with breakfast bar, composite double bowl sink, integrated microwave, dishwasher, oven and gas hob with overhead extractor fan. A large skylight lets in plenty of light with extra cupboards providing an abundance of storage. Access to the integral garage can be gained through a doorway within the kitchen.

To the first floor a landing leads to two large, double bedrooms located to the front and rear of the property, the master boasting a bay window, and a generous single bedroom with dual aspect windows, currently being used as a home office.

The fully tiled bathroom houses a four-piece suite in white comprising a low-level WC, wall mounted wash basin, panelled bath and a separate shower cubicle.

A staircase from the landing leads up to the second-floor attic room, ideal for storage.

Externally there is a double driveway to the front and a mature garden to the rear with lawn, patio and decking area.



TOTAL FLOOR AREA: 133.6 sq.m (1438 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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