

Because life is

Petty<sup>TM</sup>  
Real

22 Albert Street  
Nelson  
BB9 7EY



For Sale

- Substantial Family Home
- Six Bedrooms
- Two Reception Rooms
- Open-Plan Living
- En-Suite Shower Rooms

Offers In The Region Of £250,000

- Fitted Wardrobes
- Close To Local Amenities
- Tax Band - B
- EPC - C



A rare opportunity has arisen to purchase this substantial, six bedroom, converted factory in a popular residential area of Nelson. Located a short distance away from local schools and amenities offered by Nelson town centre, this stone built flush faced mid terrace dwelling provides an ideal purchase for a growing family.

Arranged over two floors, the property briefly comprises to the ground floor: an entrance lobby as you enter through a large wooden door, with cupboards for shoes and coats, which leads into an inner hallway, with a useful under stair storage cupboard, two piece cloakroom and a staircase ascending to the first floor.

To the front of the property sits the first of two reception rooms, boasting large windows and high ceilings continued throughout the home. Double doors lead to an open plan lounge/kitchen/diner, ideal for family living. The kitchen houses an array of matching wall, base and drawer units with co-ordinating work surfaces and splashbacks, integrated sink, oven and gas hob with an overhead extractor fan.

A door from the lounge leads to another room, currently being used as a bedroom. A separate utility room provides extra plumbing for a dishwasher and patio doors leading to the rear yard. A second, smaller kitchen is located to the rear of the property.

To the first floor is a central landing leading to four well proportioned double bedrooms and two singles. Four of the bedrooms benefit from fitted wardrobes providing ample storage space and the master bedroom boasts a three piece en-suite shower room.

The generous family bathroom houses a four piece suite in white comprising a low level WC, wash basin with vanity unit, corner bath and a separate shower cubicle.

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

Externally to the rear is an enclosed yard.



**TOTAL FLOOR AREA: 228.5 sq.m. (2460 sq.ft.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
 Made with Metriplex 02022



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

11 Albert Road, Colne, Lancashire, BB8 0RY  
 T. 01282 868686  
 Colne.sales@pettyreal.co.uk

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)