

Because life is

Petty
Real™

38 Helmsdale Road
Nelson
BB9 8BA



For Sale

£475 PCM

- Garden-fronted terrace home
- Bright front reception room
- Kitchen diner
- Close to local amenities
- Two bedrooms

- Three-piece family bathroom suite
- Council Tax: A
- EPC: E
- Deposit £475
- No Smokers



Situated in this popular area of Nelson, is this two-bedroom garden-fronted end-terrace home.

Close to all local amenities, schools and transport routes, this property would be ideal for single occupants, couples and growing families.

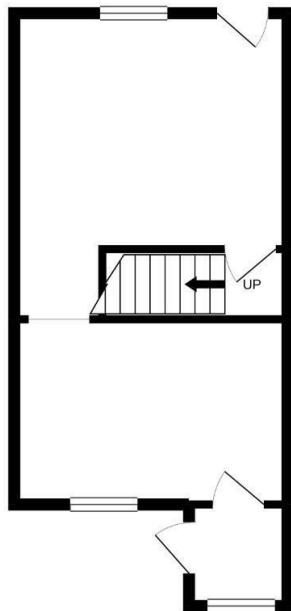
Briefly comprising of a bright front reception room, kitchen diner, rear yard, two well-sized bedrooms, and a three-piece family bathroom.

Additional benefits include Gas Fired Central Heating and double glazing throughout.

Our initial tenancy agreements are for 6 or 12 months.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

GROUND FLOOR
31.8 sq.m. (342 sq.ft.) approx.



1ST FLOOR
29.6 sq.m. (318 sq.ft.) approx.



TOTAL FLOOR AREA: 61.4 sq.m. (661 sq.ft.) approx.

While 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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