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Real

6 Farrer Street  
Nelson  
BB9 7DW



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



## For Sale

- Mid-Terrace
- Two Bedrooms
- Large Kitchen/Diner
- Gas Central Heating & UPVC Double Glazing
- Ideal For First Time Buyers Or Landlords & Investors

## Auction Guide £65,000

- For Sale By The Modern Method Of Auction
- Close To Local Amenities
- Good Transport Links
- Tax Band - A
- EPC - D



**\*\*FOR SALE BY THE MODERN METHOD OF AUCTION - STARTING PRICE OF £65,000 PLUS RESERVATION FEE\*\***

A traditional stone-built, mid-terrace property located in a popular residential area in Nelson, just off Manchester Road. Close to schools, good transport links with the M65 just around the corner and a short walk to Nelson Town Centre with all the local amenities on offer. The property would be an ideal purchase for first time buyers looking to gain a foothold on the property ladder or landlords and investors looking for a buy-to-let.

The property is arranged over two floors and as you enter through the UPVC front door you are greeted by an entrance vestibule which in turn leads into a generous lounge boasting a large window letting in an abundance of natural light and a wooden fire surround with gas fire providing an attractive focal point within the room.

An inner hallway provides a staircase ascending to the first floor and leads to a large kitchen/diner to the rear of the property housing modern cabinetry in white comprising matching wall, base and drawer units with co-ordinating work surfaces, subway tile splashback, ceramic sink, integrated oven and gas hob with overhead extractor fan. There is also a useful under stair storage cupboard and a door leading out to a porch to the rear.

To the first floor, a large central landing leads to two well-proportioned bedrooms located to the front and rear of the property and a bathroom housing a three-piece suite comprising a low-level WC, pedestal wash basin, panelled bath with overhead shower and a large storage cupboard.

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

Externally there is an enclosed yard to the rear.



TOTAL FLOOR AREA: 72.0 sq.m. (775 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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 not be used as such for any prospective purchaser. The services, systems and appliances shown here are not to be relied on and no guarantee as to their operability or efficiency can be given.  
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