

Because life is

Petty
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84 Reedyford Road
Nelson
BB9 8LP



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



For Sale

- Three Bedrooms
- Close To Local Amenities
- In Need Of Some Modernisation
- For Sale By The Modern Method Of Auction
- Large Garden

Auction Guide £75,000

- Good Transport Links
- Close To Schools
- Ideal For Growing Families
- Ideal For Landlords & Investors
- Tax Band - A



****For Sale by Modern Method of Auction; Starting Bid Price £75,000 plus Reservation Fee****

Located in a popular residential area of Nelson, this mid-quasi offers spacious living accommodation and would be an ideal purchase for growing families. Located close to local amenities, schools and good transport links with the M65 a short drive away with access to Burnley, Blackburn, Preston and Manchester.

The property is arranged over two floors and comprises on the ground floor an entrance lobby accessed by a UPVC front door and stairs leading to the first floor. To the right is a spacious lounge with a stone fireplace and gas fire providing a focal point within the room and a large window letting in an abundance of natural light.

To the rear is a generous kitchen/diner housing a range of matching wall, base and drawer units with co-ordinating work surfaces, double bowl stainless steel sink, integrated oven, gas hob and a useful under stair storage cupboard. Adjoining a second lobby leads to a WC and a door accessing the rear garden.

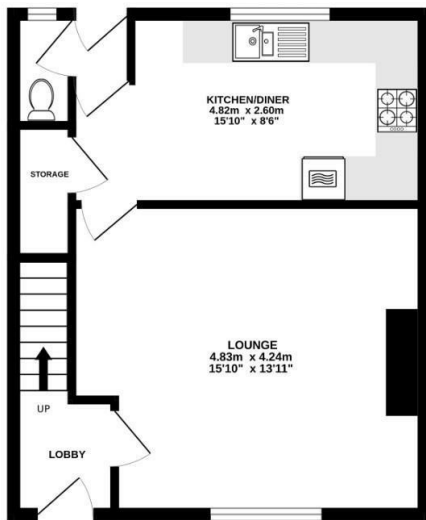
To the first floor, a central landing leads to three well-proportioned bedrooms, the smaller of the three benefitting from fitted wardrobes. The bathroom houses a three-piece suite comprising a low-level WC, pedestal wash basin and paneled bath with overhead shower.

Access to a boarded loft can be gained via a pull down ladder on the landing.

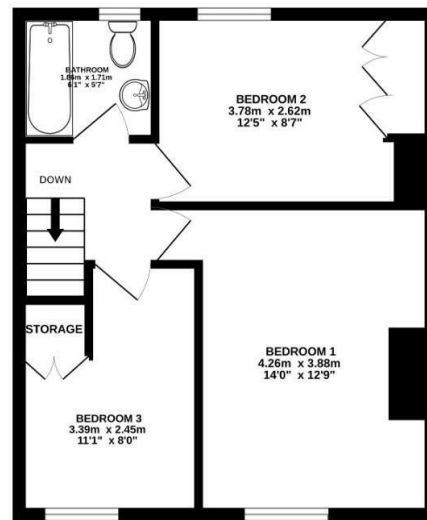
The property benefits from the modern day comforts of UPVC double glazing.

Externally there is a good sized garden to the front and rear of the property, the rear garden being laid mainly to lawn with plant bedding and shrubbery, a large shed and a gate accessing playing fields to the back.

GROUND FLOOR
37.8 sq.m. (407 sq.ft.) approx.



1ST FLOOR
37.5 sq.m. (404 sq.ft.) approx.



TOTAL FLOOR AREA : 75.4 sq.m. (811 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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11 Albert Road, Colne, Lancashire, BB8 0RY
T. 01282 868686
Colne.sales@pettyreal.co.uk

www.pettyreal.co.uk