

Because life is

Petty<sup>TM</sup>  
Real

3 Coldweather Avenue  
Nelson  
BB9 0ET



For Sale

£200,000

- Spacious semi detached bungalow
- Sought after semi rural location
- Ideal for a downsizer
- Some TLC required
- Lounge

- Two double bedrooms
- Fully fitted kitchen & conservatory
- Wet room
- Excellent sized garden to the rear
- No chain



Spacious semi detached bungalow in a quiet semi rural location off Halifax road, enjoying views over Southfield and Catlow bottoms. The property does require some TLC, however, would make an ideal purchase for someone looking to downsize.

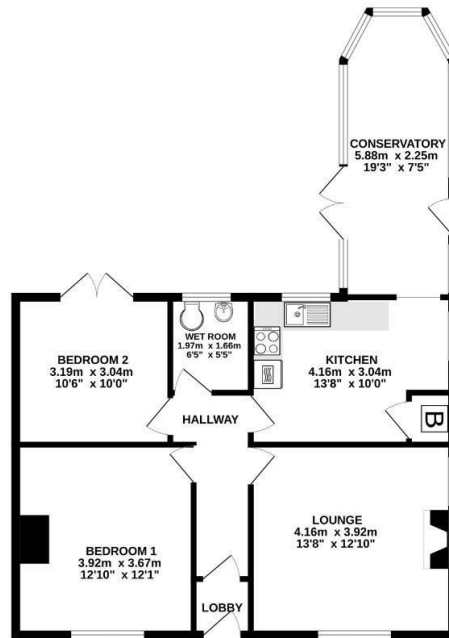
The accommodation comprises, entrance lobby leading into a hallway, spacious lounge with ornate fire, two good sized bedrooms one of which has patio doors leading out into the rear garden, three piece wet room with shower, low level wc and wash basin. Fully fitted kitchen which houses an excellent range of base units with contrasting solid wood work surfaces, appliances include eye level oven & gas hob, 1 1/2 sink unit. Large UPVC double glazed conservatory which overlooks the rear garden.

Externally to the front is a garden area which is mainly laid to lawn and to the rear is a large garden with raised timber decking area where you can take in the views of the surrounding countryside.

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

No onward chain

GROUND FLOOR  
74.2 sq.m. (799 sq.ft.) approx.



TOTAL FLOOR AREA: 74.2 sq.m. (799 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 misstatement. 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.  
What we think is best



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

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