

Because life is

Petty
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36 Beresford Street
Nelson
BB9 0JB



For Sale

- Mid-Terrace Property
- Two Bedrooms
- Two Reception Rooms
- Traffic Free Location
- Large Garden To The Front

Reduced To £54,950

- Cash buyers only
- Ideal For First Time Buyers Or Landlords & Investors
- Gas Central Heating & UPVC Double Glazing
- Freehold
- Tax Band - A



****CASH BUYERS ONLY****

Situated on the outskirts of the popular town of Nelson, this two bedroom, mid-terrace property is a short walk away from local amenities, schools, parks and beautiful countryside, whilst also being a short drive to Nelson Town Centre. The property is in need of renovation and would suit cash buyers or investors.

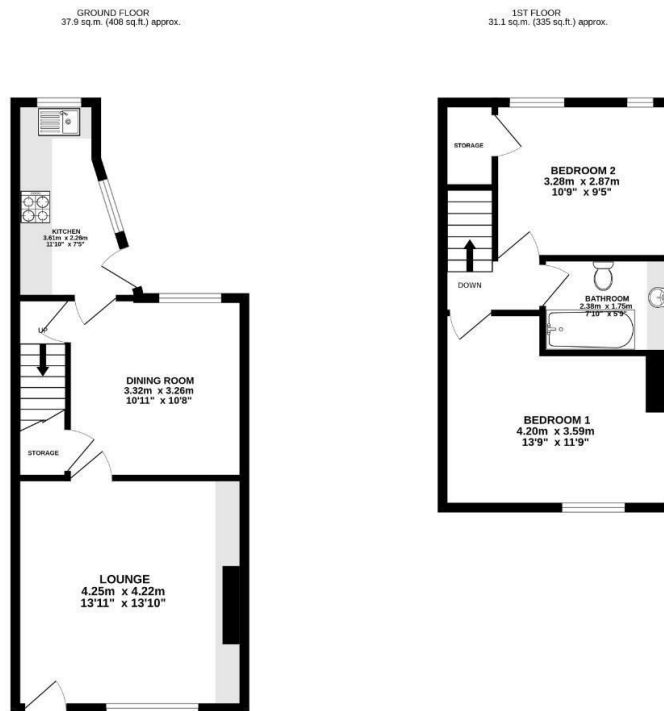
The property is arranged over two floors and as you enter to the ground floor you are greeted by a generous lounge boasting a large window, with built-in seat, flooding the room with an abundance of natural light and a feature stone fireplace with electric fire providing an attractive focal point within the room.

Adjoining the lounge is a second reception room which could be used as a formal dining room and also benefits from a useful under stair cupboard, ideal for storage. To the rear of the property is a kitchen housing matching wall, base and drawer units with co-ordinating work surfaces, tile splashback, stainless steel sink, integrated oven and gas hob with overhead extractor fan. There is also plumbing for a fridge/freezer and washing machine and a door leading out to the rear yard.

To the first floor a central landing leads to two well proportioned bedrooms situated to the front and rear of the property, the second bedroom benefitting from an over stair storage cupboard. The bathroom houses a three-piece suite comprising a low-level WC, wash basin with vanity unit and panelled bath with overhead shower.

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 of the property and a generous garden to the front, laid mainly to lawn.



TOTAL FLOOR AREA: 69.1 sq.m (743 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, windows, doors 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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