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46 Queensgate  
Nelson  
BB9 0AT



For Sale

Price £180,000

- Link detached dwelling
- Ideal for growing families
- Garage & driveway
- Gardens front & rear
- Split level accommodation

- 3 Bedrooms
- Ready to move into
- Parking & single garage
- GFCH & UPVC dg
- Early viewing essential



Located in an established and popular residential area off Hibson Road a short distance away from the local amenities and public transport links offered by Nelson town centre and local Schools, this link detached dwelling presents an ideal purchase for first time buyers or growing families wanting a property ready to move into. There are stunning views to the rear towards Pendle Hill.

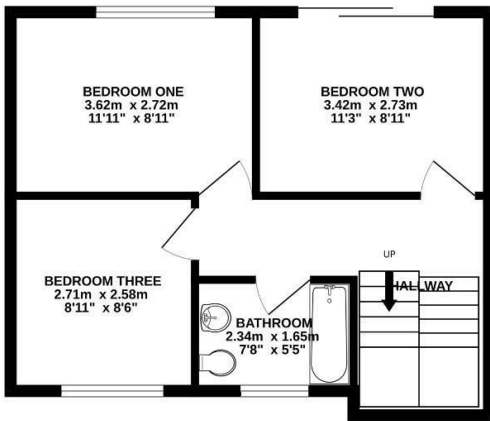
The accommodation provides split level accommodation and you enter the property through a UPVC double glazed door into a half landing. There are steps leading to the upper ground floor which has an excellent spacious lounge incorporating living and dining areas, separate fitted kitchen which houses an excellent range of fitted wall and base units with complementary work surfaces and splash backs and sink unit.

To the lower ground floor is a spacious hallway and there are three excellent sized double bedrooms, and three piece modern bathroom suite in white comprising bath with mixer shower over, low level wc and vanity wash basin.

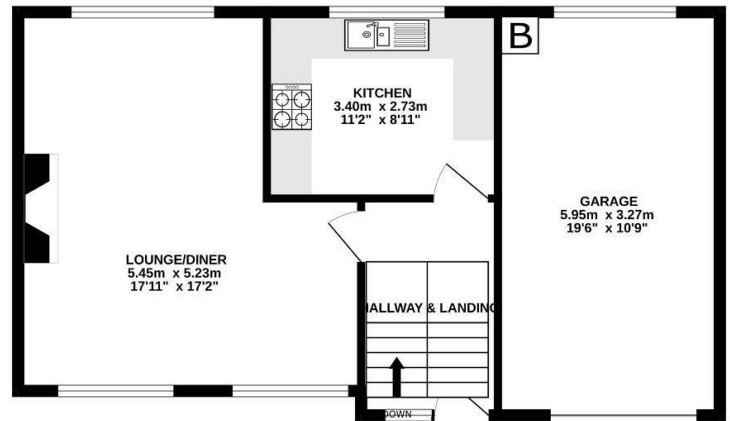
Externally, to the front of the property is a tarmac driveway providing off road parking and leading to attached single garage. To the front & rear are mature gardens with various bedding plants and shrubbery there is also an additional patio area.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and an early viewing appointment is recommended to avoid disappointment.

LOWER GROUND FLOOR  
40.2 sq.m. (433 sq.ft.) approx.



1ST FLOOR  
59.0 sq.m. (635 sq.ft.) approx.



TOTAL FLOOR AREA: 99.2 sq.m. (1067 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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