

Because life is

Petty
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40 Pilgrim Street
Nelson
BB9 0JQ



For Sale

£84,950

- Mid-Terrace
- Three Bedrooms
- Two Reception Rooms
- Quiet Residential Area
- Tenant In-Situ paying £400 pcm

- Landlords
- Investors
- Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing



ATTENTION ALL INVESTORS

Tenant in situ who is currently paying £400 per calendar month and has been in the property for 13 years.

A garden fronted, mid-terrace property situated in a quiet residential area on the outskirts of Nelson, close to local amenities, Walverden Reservoir and Lancashire countryside.

The property briefly comprises an entrance hallway leading to the two reception rooms. A light and bright room with a large UPVC window to the front of the property currently being used as a play room and a generous living room to the rear with bay window, gas fire, built-in alcove storage and useful under stair storage.

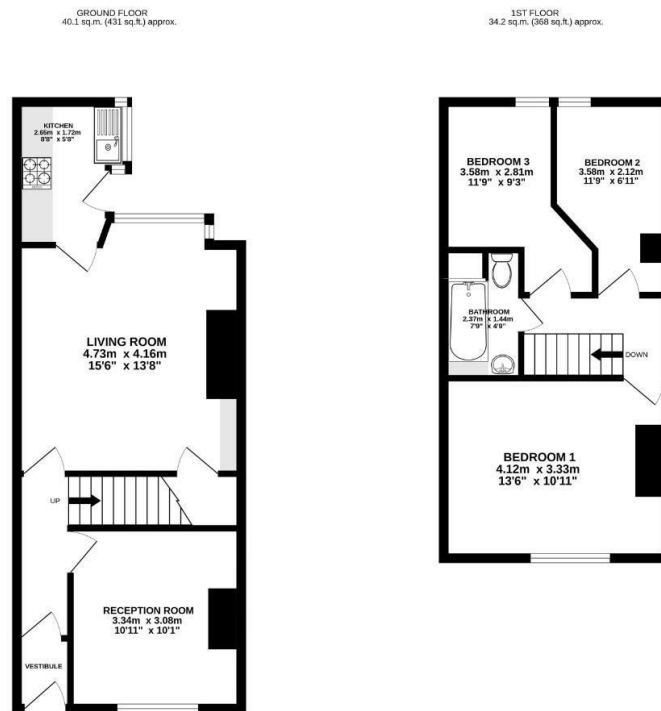
The kitchen is fitted with matching wall, base and drawer units with contrasting work surface, stainless sink, electric oven and gas hob with access to the rear yard.

To the first floor are two generous sized double bedrooms and a single bedroom.

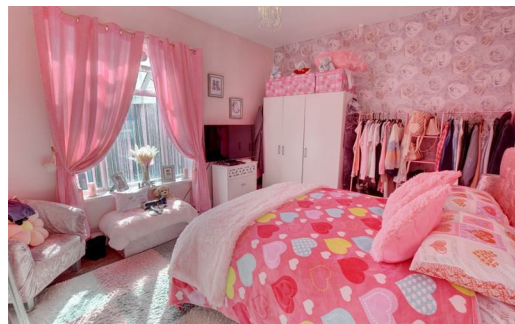
The bathroom boasts a three piece suite in white with low level WC, pedestal hand basin and bath with overhead shower.

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

Externally there is a small courtyard to the front and an enclosed yard to rear.



TOTAL FLOOR AREA: 74.3 sq.m. (799 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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.
Agent: Neil Thompson 01282



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