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46 Pinewood Drive
Nelson
BB9 0WB



For Sale

- Spacious 5 bedroom detached
- Sought after location
- Views to the rear
- Ideal for a family
- Hallway

Reduced To £340,000

- Lounge & sitting room
- Garage converted into a large reception room
- Seperate kitchen
- Two en-suites and bathroom
- Double driveway and gardens



An immaculate five bedroom detached property on a sought after development on the outskirts of the popular town of Nelson, with railway, bus and car transport links to Manchester, Leeds and Preston, this home provides substantial and versatile living. With 'Good' rated schools and 'Outstanding' rated nurseries located within the area, this home is well suited to a growing family.

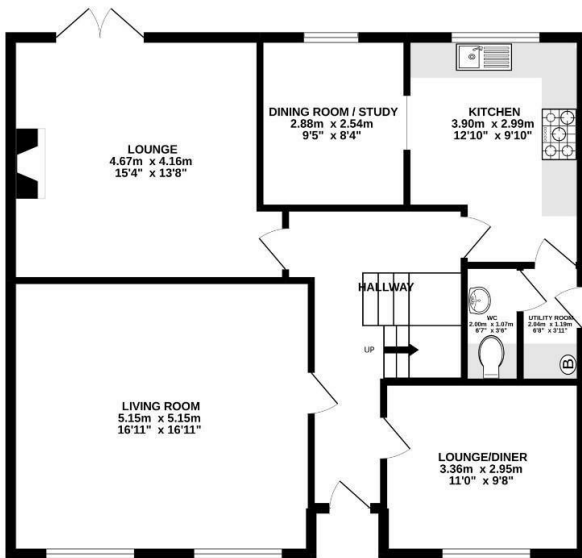
On entering the property you are greeted with an entrance hallway with access to the spacious double garage which has now been converted into a large reception room to the left and the smaller living room to the right which would be ideal for a family room or snug. Towards the back of the property is a large lounge with patio door and overlooks the private rear garden. There is a fully fitted kitchen with oven, gas hob and stainless steel sink with a utility room, downstairs cloakroom and dining room / study.

On the first floor the master bedroom is situated to the rear of the property which enjoys a pleasant aspect over the rear garden with en-suite shower room. There is a further double bedroom also complete with a three piece en-suite shower room and two further double bedrooms and a fifth single bedroom. The main family bathroom houses a three piece suite in white with attractive tiled splash backs.

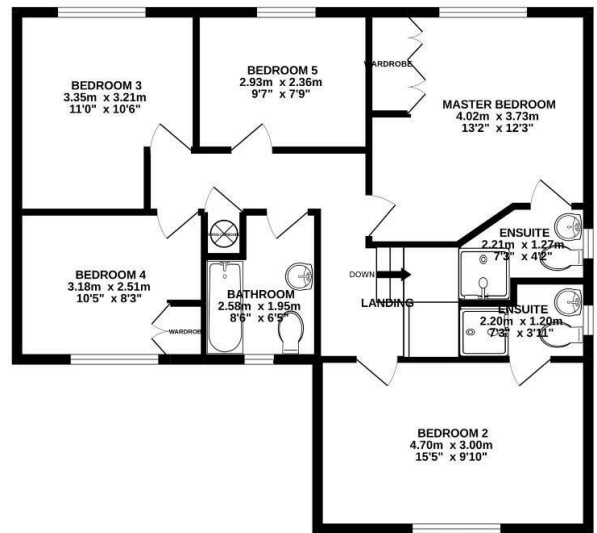
Externally to the front is a lawn garden area complete with a tarmacadamed double driveway. To the rear is a garden mainly laid to lawn with raised decked area with views over the surrounding countryside

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

GROUND FLOOR
85.0 sq.m. (915 sq.ft.) approx.



1ST FLOOR
71.6 sq.m. (771 sq.ft.) approx.



TOTAL FLOOR AREA : 156.6 sq.m. (1685 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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