

Because life is

Petty
Real™

71 Bradshaw Street
Nelson
BB9 9BP



For Sale

- True bungalow
- Well presented
- Close to amenities & public transport
- Ideal for a downsizer
- 2 Bedrooms

Offers Over £100,000

- Spacious lounge
- Fully fitted kitchen
- Four piece shower room
- Private parking, garden
- GFCH & UPVC DG

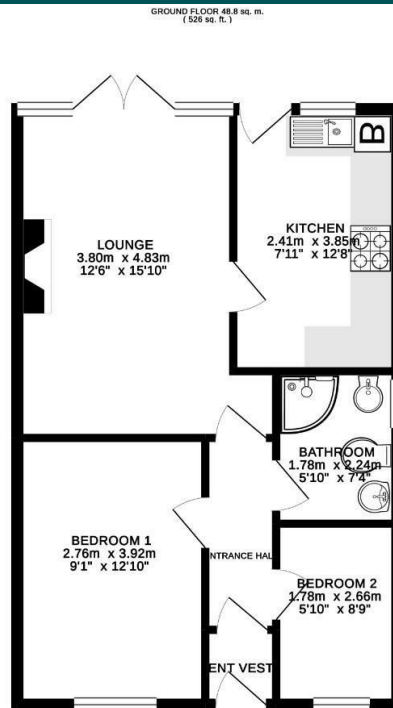


*** NO UPWARD CHAIN *** Located in a convenient position a short distance away from Nelson town centre, this modern true bungalow provides good sized living accommodation throughout.

The accommodation briefly comprises an entrance lobby leading to hallway, excellent sized lounge with modern electric fire and surround. Fully fitted modern dining kitchen housing an excellent range of wall and base units with complementary work surfaces and splash backs, integrated oven and hob with extractor hood over, stainless steel sink unit, plumbing for automatic washing machine, storage cupboard housing the gas fired combination boiler and UPVC double glazed door leading to the rear garden. There are two bedrooms located to the front of the property, one is of double size with fitted wardrobes and one a single bedroom. There is also a four piece shower room with shower cubicle, sink unit, bidet and low level wc

Externally to the front and rear are good sized low maintenance gardens and private parking.

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



TOTAL FLOOR AREA: 48.8 sq. m. (526 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, niches, stairs 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 property, fixtures and fittings shown here has not been tested and no guarantee as to their operation or efficiency can be given.
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