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Petty<sup>TM</sup>  
Real

84 Railway Street  
Nelson  
BB9 9AL



For Sale

Price £105,000

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

- Spacious lounge
- Fully fitted kitchen
- Three piece bathroom
- Private parking, garden
- GFCH & UPVC DG



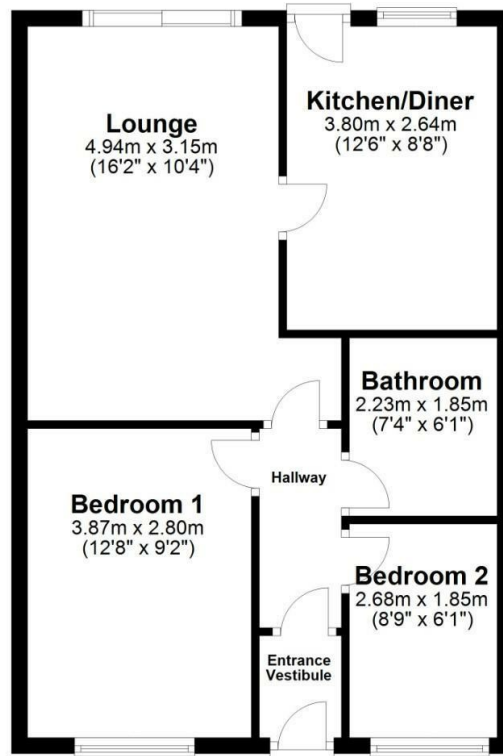
\*\*\* NO UPWARD CHAIN \*\*\* Located in a convenient position a short distance away from Nelson town centre, this modern true bungalow provides good sized living accommodation throughout.

The accommodation briefly comprises an entrance lobby leading to hallway, excellent sized lounge with modern gas 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 appliances including oven and hob with extractor hood over, washer, fridge and freezer, 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 three piece bathroom with shower over, sink unit, 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.

### Ground Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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