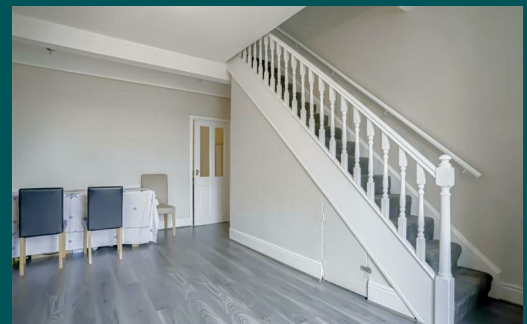


Because life is

Petty
Real™

340 Railway Street
Nelson
BB9 0JD



For Sale

Price £119,950

- Spacious Quasi-semi
- Popular location
- Ideal for a family or first time buyer
- Two reception room
- Separate fitted kitchen

- Three bedroom
- Three piece bathroom
- Garden to the rear
- Central heating & double glazing
- No chain



Presenting a recently updated, neutrally decorated gem, this charming three-bedroom quasi semi-detached property epitomizes modern living. Nestled in the highly sought-after locale of Nelson, it boasts ample indoor and outdoor space alongside contemporary fixtures and fittings, offering the ideal family sanctuary.

Step inside to discover a welcoming entrance porch leading to a spacious reception room, seamlessly flowing into a second reception area, complete with a staircase to the upper floor. Beyond lies a sleek, contemporary kitchen, perfect for culinary enthusiasts.

Upstairs, three generously proportioned bedrooms await, along with a modern three-piece bathroom. The fully boarded accessible loft provides additional storage space, catering to practical needs.

Externally, the property delights with its fantastic rear garden, featuring lawn and patio areas for outdoor enjoyment. At the front, slate chippings complement the patio, adding to the property's aesthetic appeal.

Conveniently situated close to bus routes, local schools, and amenities, as well as offering easy access to Burnley, Colne, and major motorway links, this home strikes the perfect balance between tranquility and connectivity. Don't miss the opportunity to make this your new family haven!



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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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