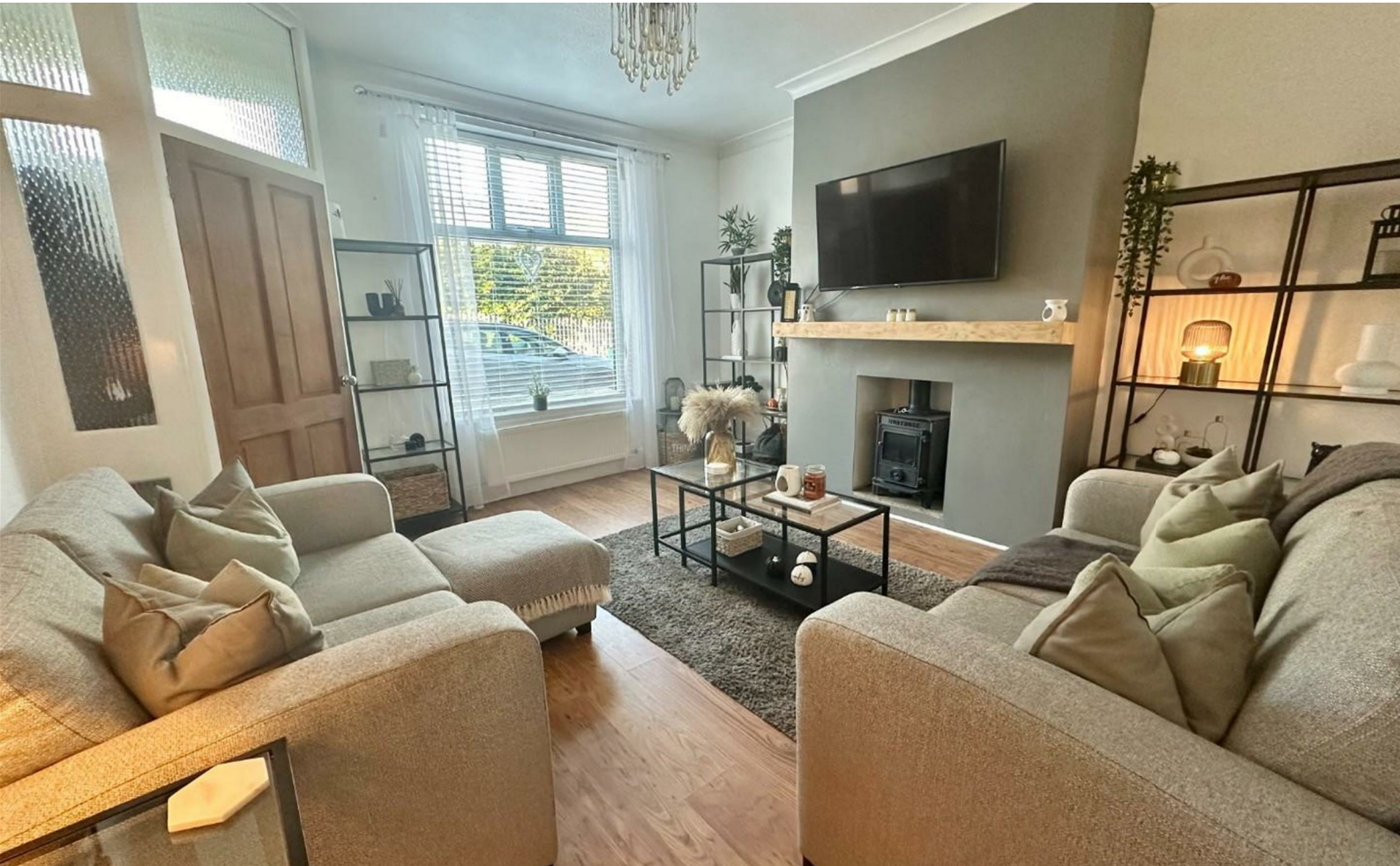


Because life is

Petty
Real™

2 Pinder Street
Nelson
BB9 8SB



For Sale

- Modern end of terrace
- Ideal for first time buyer or downsizer
- Popular location
- Walking distance of amenities and public transport links
- Lounge

Offers In The Region Of £95,000

- Fitted dining kitchen
- Two double bedroom
- Four piece bathroom
- Garden forecourt to the front and private yard to the rear
- Viewing recommended



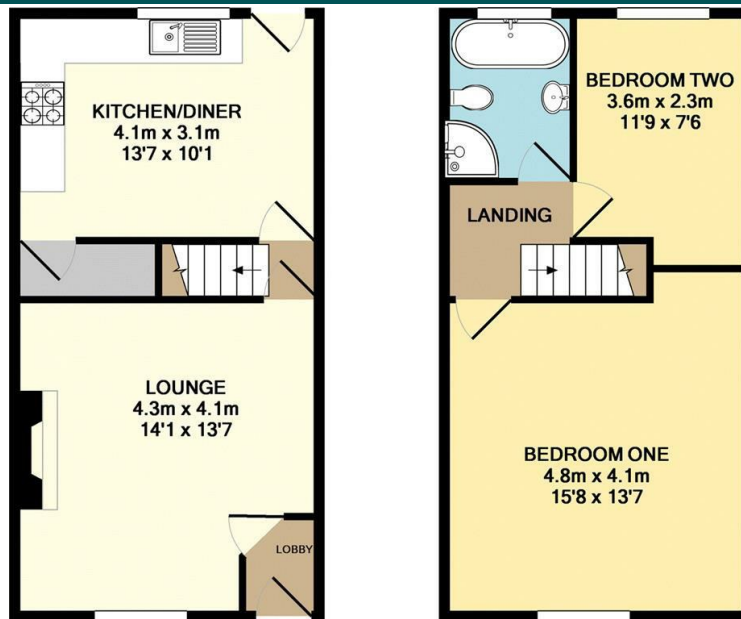
An opportunity has arisen to purchase a modern and well presented end terrace dwelling situated in a convenient location a short distance away from local schools, amenities and public transport links as well as the M65 being only a few minutes drive away. As well as first time buyers the property is ideally suited for buy-to-let investors or anyone wishing to downsize.

The property offers modern living accommodation arranged over two floors and comprises on the ground floor, a good sized lounge accessed by a UPVC double glazed door and boasting an eye catching fireplace with multi fuel stove providing an attractive focal point within the room. To the rear is a fully fitted modern kitchen housing a range of wall, base and drawer units with complementary work surfaces and splash backs, gas range cooker, double bowl composite sink, and plumbing for a washing machine.

To the first floor is a central landing leading to an excellent sized double bedroom to the front, good sized second double bedroom to the rear, four piece modern bathroom in white comprising a low level WC, wash basin and a paneled bath and separate shower.

Externally, to the front of the property is a garden forecourt and to the rear is an enclosed yard.

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
APPROX. FLOOR
AREA 33.7 SQ.M.
(363 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 33.7 SQ.M.
(363 SQ.FT.)

TOTAL APPROX. FLOOR AREA 67.5 SQ.M. (726 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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11 Albert Road, Colne, Lancashire, BB8 0RY
T. 01282 868686
Colne.sales@pettyreal.co.uk

www.pettyreal.co.uk