

Because life is

Petty<sup>TM</sup>  
Real

8 Howgill Close  
Nelson  
BB9 0SX



## For Sale

Price £215,000

- Detached three-bedroom property
- Spacious lounge opening into dining area
- Separate modern fitted kitchen
- Three well-proportioned bedrooms
- Contemporary family bathroom

- Driveway providing off-road parking
- Attached garage
- Enclosed rear garden ideal for families
- Quiet residential cul-de-sac setting
- Close to local schools, shops and transport links



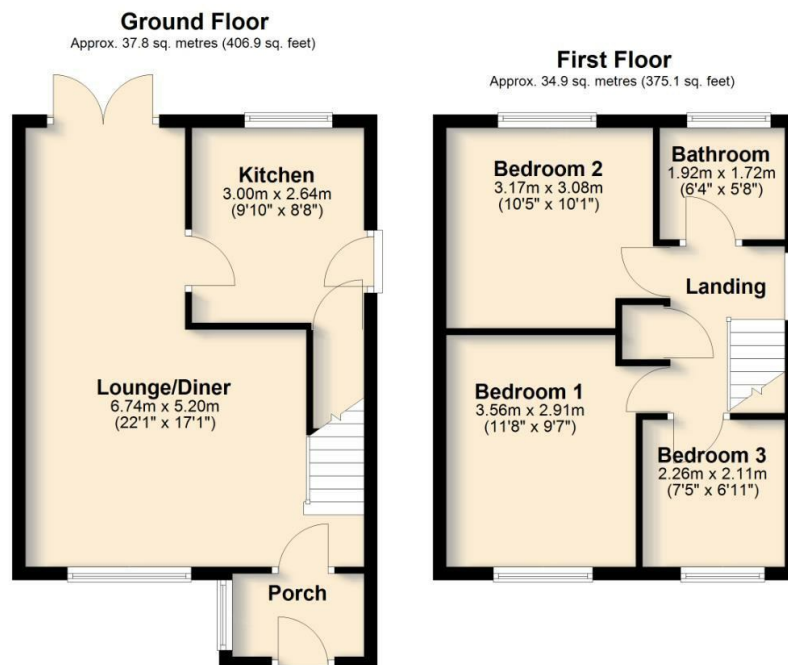
Situated on Howgill Close in Nelson, this modern three-bedroom detached property offers well-proportioned living accommodation, making it an excellent choice for families or those seeking a comfortable home in a popular residential area. Positioned on a quiet cul-de-sac, the home benefits from a driveway providing off-road parking and access to an integral garage.

The ground floor features a spacious lounge diner, ideal for both everyday living and entertaining. Large windows and patio doors allow natural light to flood the space, creating a bright and welcoming atmosphere. A separate fitted kitchen offers a range of modern units, work surfaces, and integrated appliances, catering to the needs of a busy household.

Upstairs, there are three bedrooms, each offering a good balance of space and comfort. The main bedroom is generously sized, while the additional rooms are well-suited for children, guests, or a home office. A family bathroom completes the first-floor accommodation, offering a practical layout for modern living.

Externally, the property boasts a garden to the rear, providing a pleasant outdoor space for relaxation, play, or al fresco dining. The garden's manageable size makes it ideal for those wanting a balance between outdoor enjoyment and low maintenance.

With its modern style, functional layout, and desirable location, this property presents a fantastic opportunity for buyers looking for a long-term family home in Nelson.



Total area: approx. 72.7 sq. metres (782.1 sq. feet)

All floorplans provided by Petty Real are for guidance only. Please check all dimensions 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.