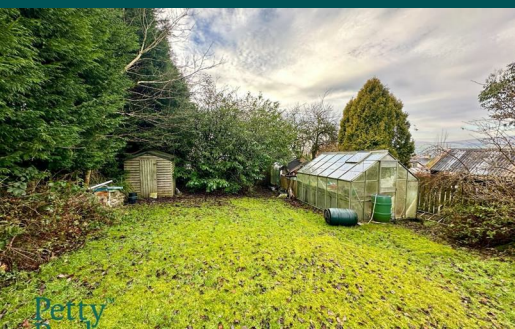


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Petty<sup>TM</sup>  
Real

305 Barkerhouse Road  
Nelson  
BB9 9LR



## For Sale

- Semi-detached bungalow on Barkerhouse Road, Nelson
- Offered with no onward chain
- Requires modernisation throughout
- Entrance hallway
- Spacious lounge diner

## Offers In The Region Of £200,000

- Separate fitted kitchen
- Two double bedrooms
- Bathroom
- Excellent-sized gardens to front and rear
- Off-road parking, cellar & extension potential



Located on the ever-popular Barkerhouse Road in Nelson, this semi-detached bungalow offers an excellent opportunity for buyers seeking a home with scope to modernise and add value. Offered with no onward chain, the property occupies a generous plot and enjoys well-proportioned accommodation throughout.

The internal layout begins with a central entrance hallway providing access to all principal rooms. There is a spacious lounge diner offering a comfortable living and dining space, ideal for everyday use or entertaining. A separate kitchen sits to the rear, providing direct access to the garden and clear potential for reconfiguration or updating to suit modern tastes.

The bungalow offers two well-sized double bedrooms, both benefiting from good natural light and flexible furnishing options. A bathroom completes the internal accommodation and, like much of the property, would benefit from modernisation to maximise its full potential.

Externally, the property truly stands out, with excellent-sized gardens to both the front and rear, offering ample outdoor space for relaxation, gardening, or future development. Off-road parking is available, adding further practicality.

Additional features include a useful cellar providing extra storage, and significant potential to extend to both the front and rear, subject to the necessary consents. This is a fantastic opportunity to create a bespoke home in a well-established and convenient residential location.

### Ground Floor

Approx. 72.3 sq. metres (778.6 sq. feet)



Total area: approx. 72.3 sq. metres (778.6 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.

### 305 Barkerhouse Road, Nelson



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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