

Because life is

PettyTM Real

13 Sun Street
Nelson
BB9 7BH



For Sale

Price £110,000

- Stone built mid-terrace
- Quiet location
- Ideal for FTB/downsizer
- Near to Victoria park
- Lounge

- Modern fitted dining kitchen
- 2 Bedrooms
- 3-Piece bathroom suite
- Enclosed rear yard
- Viewing advised



Located in a quiet backwater suburban area near the popular Pendleside village of Barrowford, this stone-built, flush-faced mid-terrace dwelling presents an ideal purchase for first-time buyers or those looking to downsize. Barrowford offers a range of independent boutiques, shops, and Booths Supermarket, with the wider amenities of Nelson town centre also within easy reach.

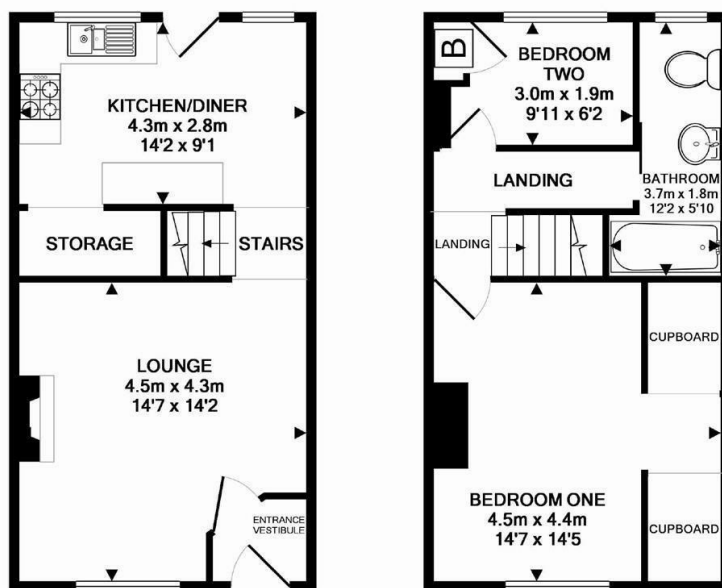
The property offers well-proportioned living accommodation arranged over two floors. On the ground floor, an entrance vestibule leads into a welcoming lounge. To the rear, there is a modern fitted kitchen finished in high gloss white, complemented by a useful understairs storage cupboard and space for a small dining table if desired.

To the first floor, there is an excellent-sized double bedroom to the front and a single bedroom to the rear, ideal for use as a guest room, dressing room, or home office. The accommodation is completed by a three-piece bathroom suite in white.

Externally, there is an enclosed yard to the rear providing a private outdoor space. The property benefits from modern-day comforts including UPVC double glazing and gas-fired central heating. It has also recently been re-roofed and the boiler has been replaced, ensuring efficiency and peace of mind for the new owner.

Ample car parking outside the house and along nearby streets,

An internal inspection is highly recommended to fully appreciate the accommodation and location on offer.



GROUND FLOOR
APPROX. FLOOR
AREA 35.6 SQ.M.
(383 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 34.5 SQ.M.
(372 SQ.FT.)

TOTAL APPROX. FLOOR AREA 70.1 SQ.M. (754 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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