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Real

4 Pinder Street  
Nelson  
BB9 8SB



For Sale

Price £85,000

- Attractive mid terrace house
- Close to local amenities
- Excellent for the FTB
- 2 Bedrooms
- Good sized lounge

- Modern dining kitchen
- Modern 3-piece shower room
- Garden forecourt, rear yard
- GFCH & DG
- Internal viewing advised





Situated in a convenient position off Leeds Road, close to local amenities, schools, and public transport links, this attractive garden-fronted mid-terrace home offers an ideal opportunity for first-time buyers to gain a foothold on the property ladder.

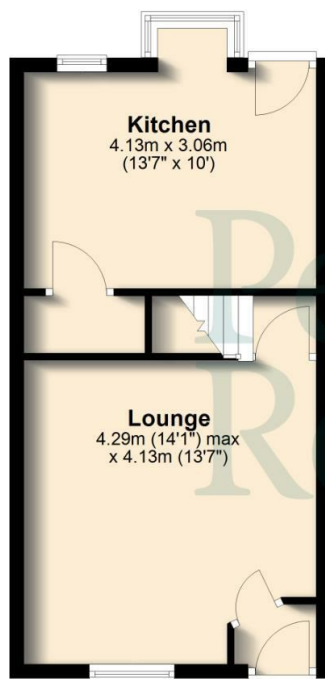
The property provides well-proportioned living accommodation over two floors. On the ground floor, an entrance vestibule leads into a spacious lounge, featuring a living flame gas fire with surround and stairs providing access to the first floor. A fully fitted modern kitchen is located to the rear, offering a good range of wall and base units with complementary work surfaces and splashbacks, a stainless steel sink, and plumbing for an automatic washing machine.

To the first floor, there is a good-sized double bedroom to the front with a fitted storage cupboard and a second generous bedroom to the rear, also with fitted storage. A modern three-piece shower room in white completes the first-floor accommodation, comprising a shower cubicle, low-level WC, pedestal hand wash basin, and an airing cupboard housing the gas-fired combination boiler.

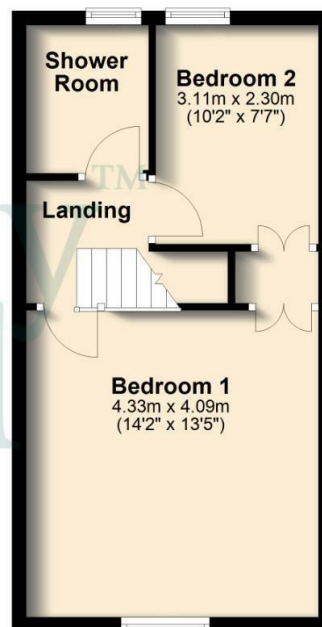
Externally, the property benefits from a garden forecourt to the front and an enclosed yard to the rear, offering a private outdoor space.

Additional features include double glazing and gas-fired central heating throughout. An internal viewing is strongly recommended to fully appreciate this well-presented home.

### Ground Floor

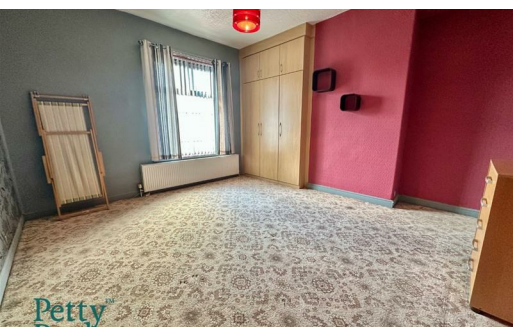


### First Floor



Total area: approx. 69.3 sq. metres (745.6 sq. feet)

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



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