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Real

10 Pinder Street  
Nelson  
BB9 8SB



## For Sale

- Mid-terrace dwelling in a convenient Nelson location
- Ideal for first-time buyers or investors
- Spacious and comfortable living accommodation
- Fitted dining kitchen
- Two well-proportioned first floor bedrooms

## Offers Over £80,000

- Three-piece family bathroom suite
- Enclosed low-maintenance rear yard
- UPVC double glazing & gas central heating
- Close to local amenities and transport links
- No chain



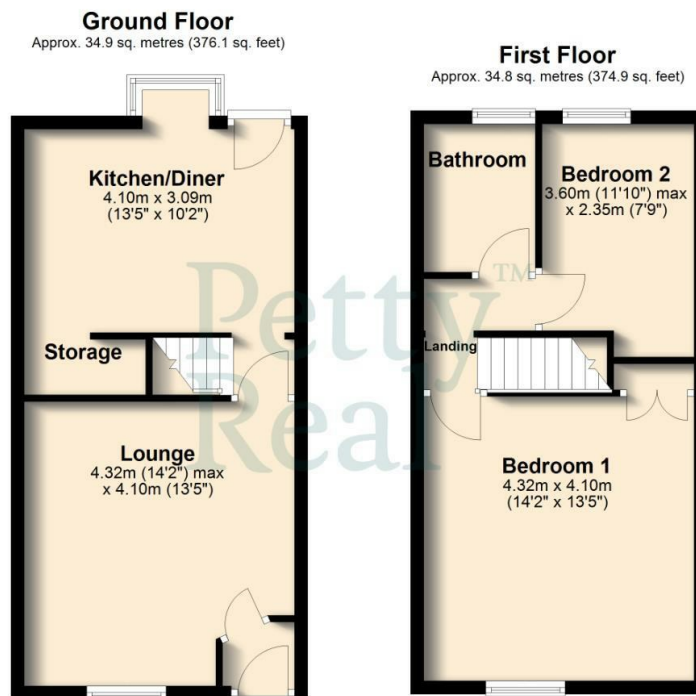
Situated in a convenient residential location in Nelson, this well-presented mid-terrace dwelling offers comfortable living accommodation arranged over two floors and is ideally suited to first-time buyers, investors, or those looking to downsize. Positioned within easy reach of local amenities, schools, and transport links, the property combines practicality with excellent potential.

The accommodation briefly comprises an entrance vestibule leading into a spacious lounge, offering a welcoming environment for relaxing and entertaining. To the rear is a fitted dining kitchen, providing a range of wall and base units with ample space for everyday dining and access to the rear yard.

To the first floor is a landing giving access to two well-proportioned bedrooms, both offering good levels of natural light and versatile living space. The accommodation is complemented by a family bathroom fitted with a three-piece suite.

Externally, the property benefits from a low-maintenance enclosed rear yard, providing a useful outdoor seating area. On-street parking is available to the front, with neighbouring properties creating a pleasant residential setting.

Benefitting from UPVC double glazing and gas-fired central heating, this home represents an excellent opportunity for buyers seeking an affordable property in a popular location. Early viewing is highly recommended to fully appreciate the accommodation on offer.



Total area: approx. 69.8 sq. metres (751.1 sq. feet)

All floorplans provided 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.

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