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11 Squire Road
Nelson
BB9 0NS



For Sale

Price £110,000

- Well presented two bedroom semi-detached home
- Popular location
- Spacious lounge
- Separate dining room
- Fitted kitchen
- Two generous double bedrooms to the first floor

- Modern three-piece shower room
- Enclosed rear garden with paving, borders and mature shrubs
- Front garden with off-road parking
- Conveniently located close to schools, amenities and transport links



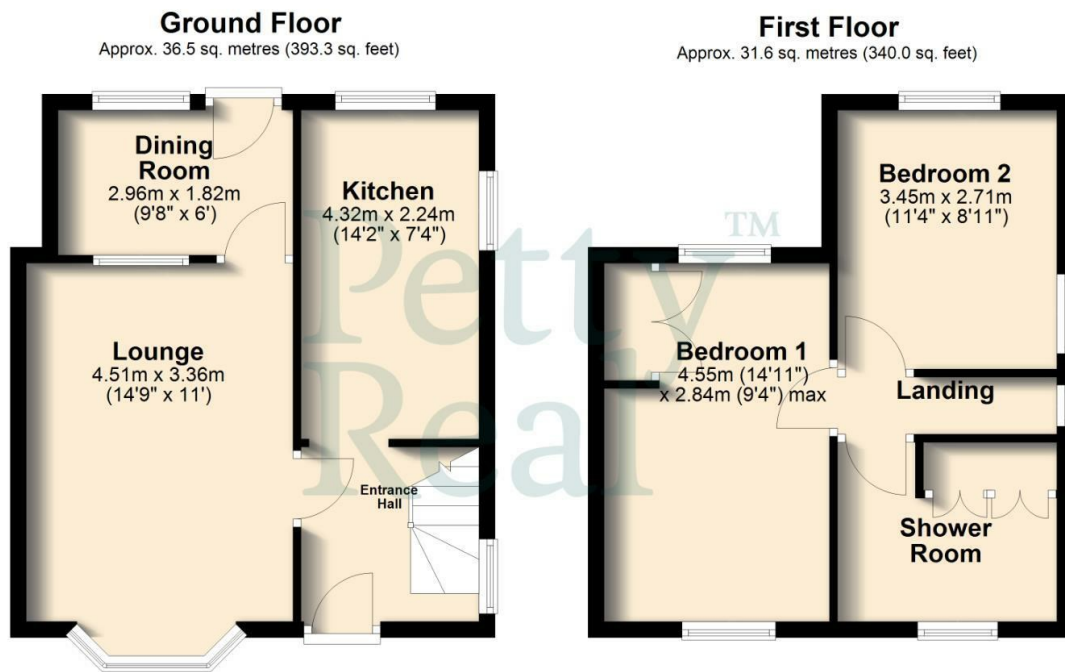
Situated on the ever-popular Squire Road in Nelson, this beautifully maintained two-bedroom semi-detached home offers spacious accommodation, neutral décor and excellent outdoor space, making it an ideal purchase for a couple, small family or those looking to downsize. Presented as a true blank canvas, the property is ready for a new owner to add their own style and personal touch.

Upon entering the property, you are welcomed into an inviting entrance hallway which provides access to the principal reception room and staircase to the first floor. The generous lounge offers a bright and comfortable living space, perfect for relaxing or entertaining guests, with tasteful décor throughout.

Leading from the reception room is a spacious dining room, enhanced by a fantastic ground floor extension which creates additional living space and flows openly into the fitted kitchen. The kitchen houses a range of fitted units and provides access out to the rear garden, creating a practical and sociable layout suited to modern family living.

To the first floor, the property boasts two well-proportioned double bedrooms, both offering comfortable accommodation and ample room for furnishings. Completing the first floor is a modern three-piece shower room.

Externally, the home enjoys an enclosed rear garden with paved areas, planted borders and mature shrubs, ideal for enjoying the warmer months. To the front is a further garden area alongside off-road parking. Conveniently located close to local schools, amenities, transport links and commuter routes to Burnley and Colne, this is a fantastic opportunity not to be missed.



Total area: approx. 68.1 sq. metres (733.2 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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