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# Petty Real™

# For Sale



40 Waidshouse Road  
Nelson BB9 0SB

£129,950



## Key Features:

- Semi detached true bungalow
- Located on a bus route
- Modern fitted kitchen
- Three piece shower room
- Garage
- Short distance from the town centre
- Lounge
- Two bedroom
- Driveway
- Gardens front & rear

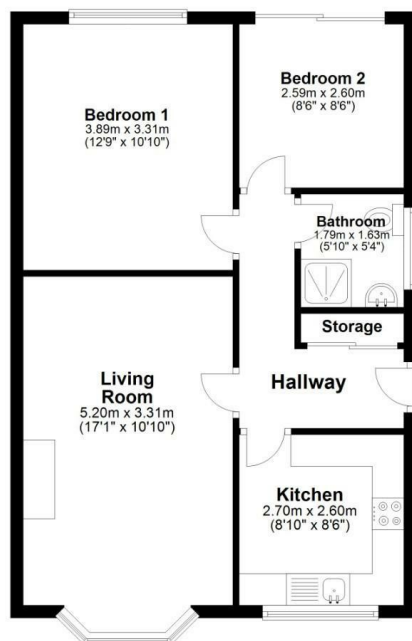
Tenure: Freehold  
EPC Rating: D  
Council Tax Band: B



# 2 BEDROOM Bungalow - Semi Detached

## Ground Floor

Approx. 55.5 sq. metres (597.3 sq. feet)



Total area: approx. 55.5 sq. metres (597.3 sq. feet)

## Main Description:

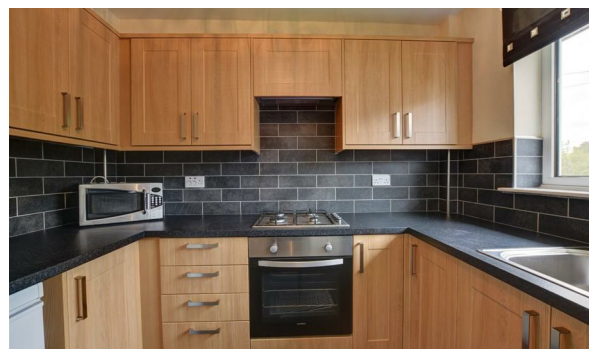
Modern semi detached true bungalow located a short distance away from Nelson town centre and is located on a bus route for those without their own means of transport. The property is immaculately presented throughout and is ready to move in.

The accommodation briefly comprises entrance hallway accessed via UPVC double glazed door, lounge with gas fire, fully fitted modern kitchen which houses an excellent range of matching wall & base units with contrasting work surfaces and splash backs integrated oven & gas hob, plumbing for automatic washing machine. There are two bedrooms to the rear and shower room which houses a three piece suite in white comprising shower cubicle with mixer shower over, low level wc, pedestal hand wash basin and complementary tiled splashbacks.

Externally, to the front is an attractive low maintenance garden forecourt with driveway providing ample off road parking and to the rear is an excellent sized garden which is mainly laid to lawn with patio area.

The property benefits from the modern day comforts of UPVC double glazed, gas fired central heating.

An internal inspection is highly recommended and there is no onward chain.



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property