

Because life is

Petty<sup>TM</sup>  
Real

11 Walton Street  
Nelson  
BB9 9TL



For Sale

£595 PCM

- Flush faced terrace
- Lounge with laminate floor
- Newly fitted dining kitchen
- Two bedrooms
- Fully refurbished
- Three piece bathroom suite
- GCH & double glazing
- Built in electric oven and gas hob
- Close to local amenities
- No smokers or pets, benefits considered



Petty Estate Agents are pleased to present a fully refurbished flush faced terrace property, ideally located for all the local town centre amenities of Nelson. The property comprises of lounge with laminate floor, newly fitted dining kitchen with a range of matching wall, base and drawer units in white with built in electric oven and gas hob. Ascending to the first floor are two bedrooms and a three piece bathroom suite in white with a shower attachment. The property is further complemented by the modern day comforts of gas central heating through a combination boiler and white UPVC double glazing. The property also has an access walkway to the rear.

Our initial tenancy agreements are for 6 or 12 months.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

A holding deposit capped at one weeks rent to reserve the property. If the application is successful this can be used towards the rent and deposit.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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