

Because life is

Petty<sup>TM</sup>  
Real

9 Marlin Street  
Nelson  
Lancashire  
BB9 8HY



For Sale

£550 PCM

- Cottage
- Two Bedrooms
- Traffic Free Zone
- Dining Kitchen
- Built In Oven & Hob

- Front Garden
- EPC: E
- Council Tax: A
- Deposit £550
- 01282 415111



This terrace cottage has recently come to the market and is located in the popular residential area just off Walton Lane and is also in a traffic free zone.

The property has recently undergone a cosmetic refurbishment with new carpets and neutral décor throughout and is conveniently located for the town centre amenities of Nelson and Colne.

The accommodation comprises lounge with tiled fireplace, good sized dining kitchen with quality dark oak units and built in oven and hob.

To the first floor there are two bedrooms, both with fitted wardrobes, and a three piece bathroom suite in white with shower over. Externally; front garden with pleasant outlook and a rear yard with brick outhouse.

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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