

Because life is

PettyTM
Real

40 Calder Terrace
Nelson
BB9 7BL



For Sale

£69,950

- Mid terrace
- Popular location
- Ideal for first time buyer
- Lounge
- Fitted kitchen
- Four piece bathroom
- Two bedrooms
- Yard to the rear
- Close to town centre amenities
- No chain



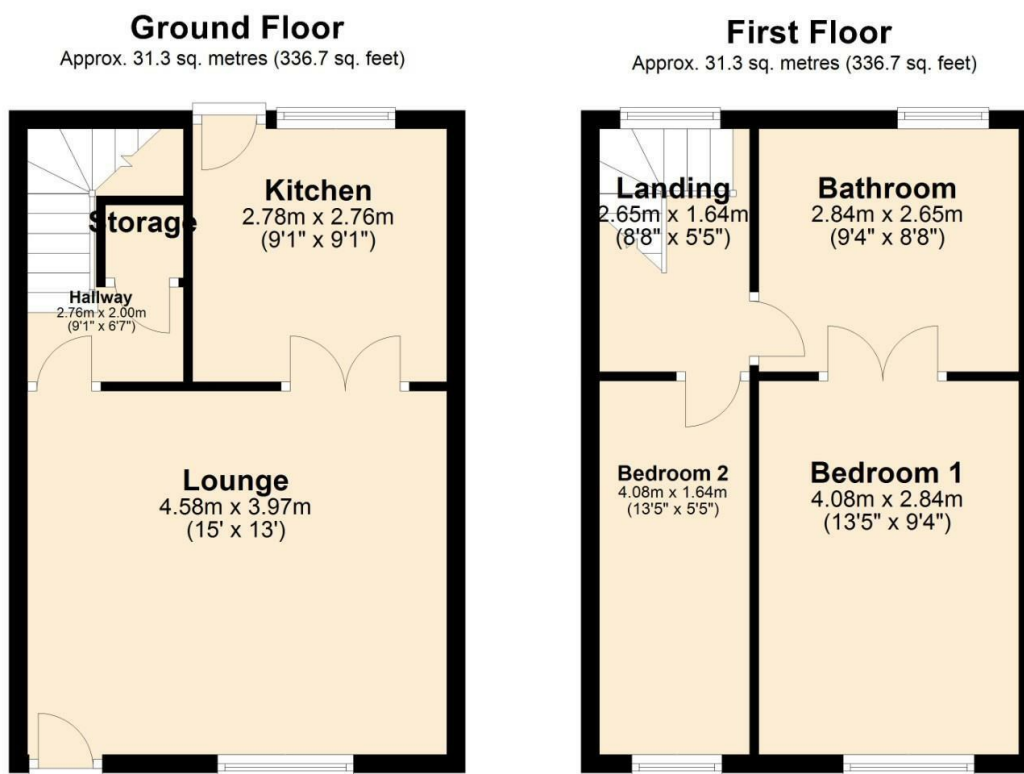
This charming two-bedroom mid terrace home is ideally situated easy access of Victoria Park and the village of Barrowford as well as being close to Nelson town center and other amenities.

Though in need of some cosmetic updates to unlock its full potential, this residence presents a welcoming canvas for those looking to infuse their personal style into their next home. The ground floor hosts a cozy reception room that invites relaxation and gatherings, alongside a functional fitted kitchen that awaits your culinary creativity.

The first floor reveals two comfortable bedrooms (the main bedroom is accessed via the bathroom), accompanied by a four-piece bathroom suite, completing this home's appeal.

Outside, a rear yard offers a private space for outdoor enjoyment and potential gardening projects. You will also find a stone building ideal for bicycle / motorbike or general storage with power. Adjacent is a garden area which is approximately 5/6 mtrs.. However, we further understand that there is a large garden area beyond this which the owner has had use of for approximately 20 years, but is not within his ownership.

Whether you're a first-time buyer with a vision, a commuter seeking convenience, or simply in search of a project in a desirable location, this property holds the promise of becoming a cherished home with just a touch of TLC.



Total area: approx. 62.6 sq. metres (673.4 sq. feet)



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.

11 Albert Road, Colne, Lancashire, BB8 0RY
T. 01282 868686
Colne.sales@pettyreal.co.uk

www.pettyreal.co.uk