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89 Marsden Hall Road North
Nelson
BB9 8JH



For Sale

£136,500

- Bay fronted semi detached home
- Close to Marsden Park & golf course
- Ideal for growing families
- Good sized lounge
- Fitted kitchen

- Garden room
- 3 Bedrooms
- Three piece bathroom
- Spacious garden to the rear with views over Pendle
- Garage & driveway



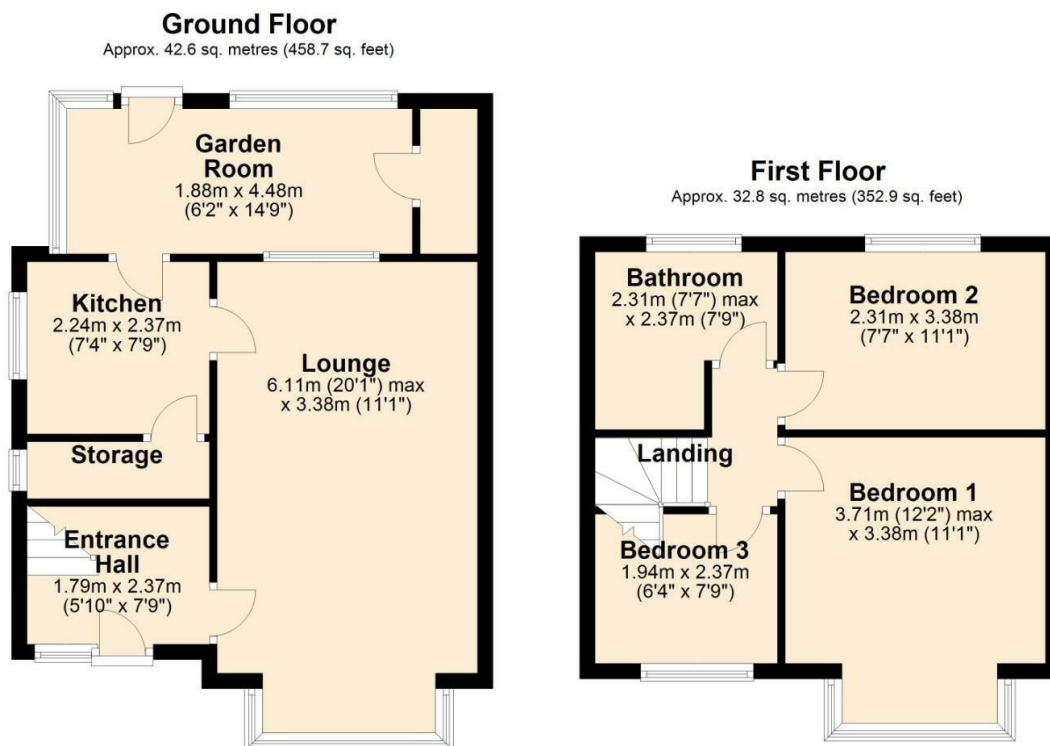
Situated in an established and sought after area off Walton Lane, a short distance away from local Schools, Marsden Park and the golf course and enjoys a rear open aspect over Pendle, this mature semi detached dwelling presents an ideal purchase for growing families but is in need of some updating.

The accommodation briefly comprises on the ground floor, entrance hallway, good sized lounge with bay window, fitted separate kitchen housing an excellent range of fitted wall and base units with complementary work surfaces and splash backs, electric oven & hob, stainless steel sink unit and understairs storage cupboard. Spacious garden room overlooking the rear garden and plumbing for a washing machine & tumble dryer.

To the first floor is an excellent sized double bedroom to the front, good sized second bedroom to the rear, third single bedroom and a three piece bathroom suite in white comprising bath with mixer shower over, low level wc and wash basin, fitted storage cupboard housing the gas fired combination boiler.

Externally, to the front of the property is an attractive garden area laid mainly to lawn with bedding plants and shrubbery. There is a driveway to the side providing off road parking and leading to a garage. To the rear is an excellent sized garden laid mainly to lawn with patio area. There is potential to extend the ground floor living accommodation subject to obtaining the necessary consents.

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



Total area: approx. 75.4 sq. metres (811.6 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.

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