

Because life is

PettyTM
Real

12 Helmsdale Road
Nelson
BB9 8BA



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



For Sale

- Mid-Terrace
- Two Bedrooms
- Generous Sized Rooms
- Renovation Project
- Gas Central Heating

Auction Guide £60,000

- UPVC Double Glazing
- Landlords & Investors
- Popular Residential Area
- Downstairs Cloakroom
- Large Garden



****FOR SALE BY THE MODERN METHOD OF AUCTION****

An excellent opportunity to purchase a spacious garden fronted, mid-terrace home in an established and popular residential area off Walton lane in Nelson. The property is within walking distance of local schools, amenities and Marsden Park.

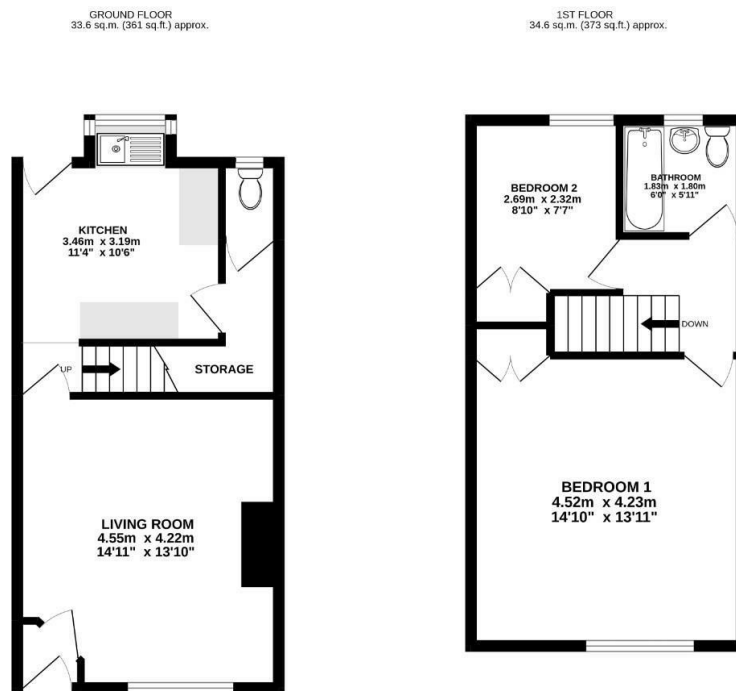
The property briefly comprises to the ground floor, an entrance vestibule leading into a spacious living room with a feature modern electric fire. Through to the rear is a staircase ascending to the first floor and a generous modern fitted kitchen housing wall, base and drawer units with a contrasting work surface and stainless steel sink.

Adjoining the kitchen is a useful downstairs cloakroom and a large under stair storage area.

To the first floor is a central landing leading to an expansive double bedroom set to the front of the property and a smaller double to the rear, both boasting fitted, over stair wardrobes and a bathroom housing a three piece suite comprising a low level WC, pedestal wash basin and panelled bath.

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

Externally there is a garden forecourt to the front and a generous, paved yard to the rear.



TOTAL FLOOR AREA: 68.2 sq.m (734 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with: floorplan 00202



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