Petty Real

15 Malvern Road Nelson BB9 8JR









For Sale

- Mid terrace
- · Garden to the front
- Ideal for a first time buyer
- Lounge
- · Fitted kitchen

Price £80,000

- · Pantry & rear porch
- Two bedrooms
- Shower room
- Rear yard
- No chain









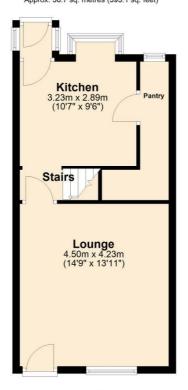


This charming property is ideal for a first-time buyer and comes with the added benefit of no chain, ensuring a smooth and straightforward purchase. The cozy lounge offers a welcoming atmosphere, perfect for relaxing or entertaining guests. The fitted kitchen is well-equipped with modern appliances, providing a functional space for all your culinary needs. Additionally, the kitchen features a handy pantry cupboard, offering extra storage space for groceries and kitchen essentials.

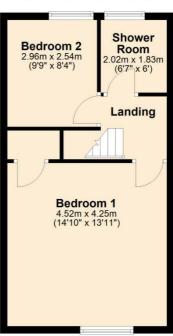
The property includes a rear porch, which can serve as a convenient area for storing outdoor clothing and shoes. The accommodation comprises two comfortable bedrooms, each providing a peaceful retreat at the end of the day. The shower room is well-appointed, featuring modern fixtures and fittings, ensuring a refreshing start to your morning routine.

Outside, the property boasts a lovely garden to the front, creating a pleasant first impression and a serene outdoor space for relaxation. At the rear, there is a practical yard, perfect for a variety of uses such as additional storage or a seating area. This delightful home offers a perfect blend of comfort and functionality, making it an excellent choice for those looking to step onto the property ladder.

Ground Floor Approx. 36.7 sq. metres (395.1 sq. feet)



First Floor Approx. 36.9 sq. metres (396.8 sq. feet)



Total area: approx. 73.6 sq. metres (791.9 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 firms employment has the authority to make or give any representation or warranty in respect of the property.