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Petty<sup>TM</sup>  
Real

20 Pinder Street  
Nelson  
BB9 8SB



For Sale

£100,000

- Mid-terrace property in Nelson
- Accommodation arranged over three floors
- Lounge to the front
- Spacious dining kitchen to the rear
- Useful lower ground floor cellar

- Two first-floor bedrooms
- Three-piece bathroom suite
- Second-floor attic with dormer
- Private rear yard
- Close to local amenities and transport links





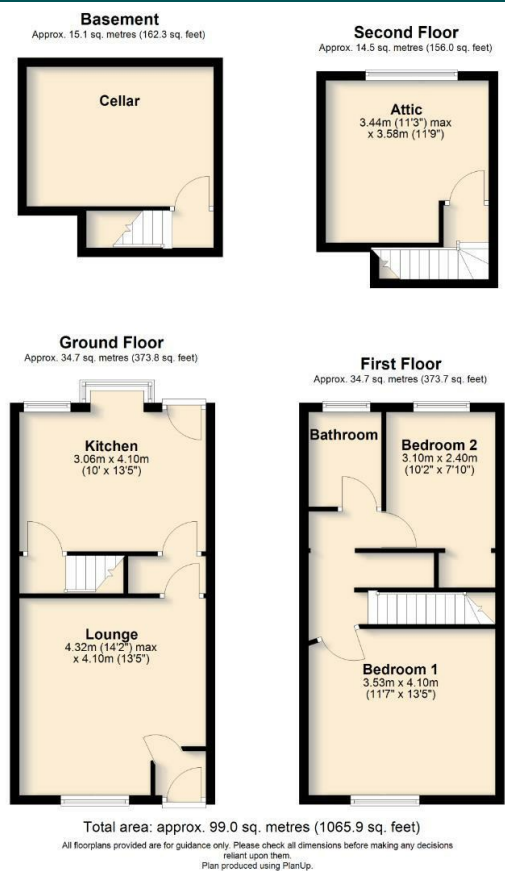
This well-proportioned mid-terrace property on Pinder Street in Nelson offers generous accommodation arranged across three floors, making it a versatile home suited to a variety of buyers. Retaining much of its traditional charm while offering scope for personal touches, it provides an ideal opportunity for first-time buyers or those seeking a spacious investment property.

The ground floor comprises a welcoming lounge positioned at the front of the house, perfect for creating a cosy yet comfortable living area. To the rear, a good-sized dining kitchen serves as the heart of the home, offering plenty of space for cooking, dining, and everyday family living. From here, stairs lead down to a lower ground floor cellar, providing excellent storage space and potential for a utility area or workshop.

On the first floor, there are two well-proportioned bedrooms, each offering flexibility for use as double rooms, a home office, or guest accommodation. A three-piece bathroom suite is also located on this floor, serving the household with practicality and convenience.

The property continues to impress on the second floor, where a spacious attic with a dormer window creates an additional versatile living area. This space could be used as an occasional bedroom, hobby room, or study, offering natural light and views to the rear.

Externally, the home benefits from a rear yard, providing a private outdoor space that can be enjoyed for relaxing, container gardening, or additional storage. Situated close to local amenities and transport links, this property combines practicality with potential.



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