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# Petty<sup>TM</sup> Real

46 Percy Street  
Nelson  
BB9 0NQ



For Sale

Price £115,000

- Bay-fronted mid-terrace property
- Pleasant open views to the front
- Bright and welcoming lounge
- Dining kitchen
- Useful porch with power

- Two bedrooms
- Modern fitted shower room
- Long garden to the rear
- Off-road parking to the rear
- Popular residential location in Nelson





Located on the ever-popular Percy Street in Nelson, this bay-fronted mid-terrace property enjoys attractive open views to the front and offers well-balanced accommodation, making it an ideal choice for first-time buyers, downsizers, or investors. The home combines traditional features with modern touches in a convenient residential setting.

The ground floor begins with a bright and welcoming lounge, enhanced by a bay window which not only adds character but also takes full advantage of the pleasant views to the front. This room provides a comfortable and inviting space for relaxing or entertaining.

To the rear of the property is a spacious dining kitchen, offering ample room for a dining table as well as practical worktop and storage space. This area forms the heart of the home and is well suited to everyday family life. Leading on from the kitchen is a porch with power and provides valuable additional space for appliances and storage.

On the first floor are two bedrooms, both offering comfortable accommodation. The modern shower room is fitted with contemporary fixtures and finishes, creating a clean and stylish space.

Externally, the property benefits from a long rear garden, ideal for outdoor use. The garden also provides off-road parking to the rear, a particularly valuable feature, further enhancing the practicality and appeal of this home.



Total area: approx. 70.1 sq. metres (754.4 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



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