

Because life is

Petty<sup>TM</sup>  
Real

40 Temple Street  
Nelson  
BB9 0TH



For Sale

£450 PCM

- Two Bedrooms
- Modern Fitted Kitchen
- Three Piece Bathroom
- Yard to the rear
- Two Reception Rooms

- Council Tax Band: A
- 01282 417775
- EPC: D
- Close to Schools and Town centre
- Deposit £450



Mid terrace property which has in the last few months undergone a cosmetic upgrade and is ideally placed just off Barkerhouse Road so only five minutes from the local town centre amenities of Nelson and local schools.

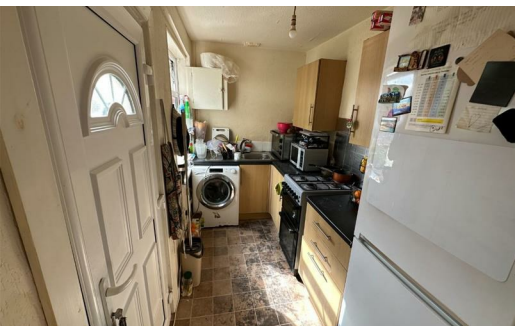
The accommodation comprises vestibule, lounge, living room with understairs cupboard for storage and modern fitted kitchen with freestanding cooker. Ascending to the first floor there are two bedrooms and a three piece bathroom suite in white with shower over.

Externally, to the rear of the property there is a yard with timber gate. The property is further complemented by the modern day comforts of gas central heating and double glazing.

Our initial tenancy agreements are for 6 or 12 months.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

A holding deposit capped at one weeks rent to reserve the property. If the application is successful this can be used towards the rent and deposit.



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.

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