

Because life is

Petty<sup>TM</sup>  
Real

1 Bradshaw Close  
Nelson  
BB9 9BB



For Sale

Price £115,000

- Attractive true bungalow
- Convenient Nelson location
- Close to local amenities and transport links
- Entrance vestibule and central hallway
- Spacious lounge

- Fitted kitchen
- UPVC double glazed conservatory
- Two bedrooms (double and single)
- Three piece shower room
- Low-maintenance gardens front and rear





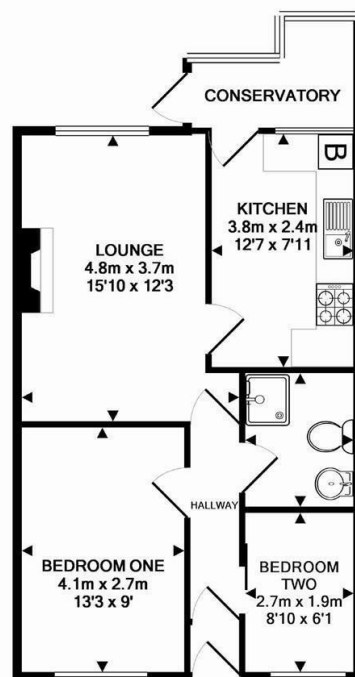
An attractive true bungalow, conveniently located a short distance from local amenities and public transport links provided by Nelson town centre, making it an ideal choice for a downsizer, retired person or couple seeking comfortable, single-level living.

The property offers well-presented and modern accommodation throughout. A welcoming entrance vestibule leads into a central hallway which provides access to all rooms. The good-sized lounge is a bright and inviting space, ideal for relaxation, while the separate modern fitted kitchen is thoughtfully arranged with wall & base units and ample worktop space for everyday use.

To the rear of the property is a UPVC double glazed conservatory, which enjoys views over the garden and provides a pleasant additional living area suitable for dining or relaxing throughout much of the year. The bungalow features an excellent-sized double bedroom along with a second single bedroom with fitted wardrobe, ideal for guests, hobbies or home working. Completing the internal accommodation is a modern three-piece shower room finished in white.

Externally, the property benefits from low-maintenance gardens to both the front and rear. The rear garden includes a paved pathway to the side.

Further benefits include UPVC double glazing and gas fired central heating, powered by a gas combination boiler. An internal inspection is strongly recommended to fully appreciate the accommodation on offer.



TOTAL APPROX. FLOOR AREA 52.0 SQ.M. (559 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2016



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.