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Petty<sup>TM</sup>  
Real

105 Clayton Street  
Nelson  
BB9 7NX



For Sale

Price £175,000

- Family Home
- 3 Bedrooms plus attic room
- Cosy Lounge
- Modern Living Room
- Extended Kitchen

- 3 Piece Family Bathroom
- Set Over 3 Floors
- En-Suite
- Located Close to Amenties/Transport
- Residents only parking



## Spacious 3-Bedroom Mid-Terrace Home in Nelson – Ideal for Families

Located in a convenient area of Nelson, close to local amenities, transport links, and easy access to the M65, this well-presented four-bedroom mid-terrace property offers generous living space across three floors and is perfect for families or those seeking a ready-to-move-into home.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a cosy front reception room, featuring a charming electric fire – ideal for relaxing evenings. To the rear, the second reception room boasts high-quality Amtico LVT flooring and a striking feature media wall, complete with space for a TV and a stylish Solus electric fire, controllable via remote or app.

The well-appointed kitchen lies to the rear of the home, offering access to both the rear yard and cellar – ideal for additional storage. It comprises ample matching wall and base units with complementary worktops, creating a functional and attractive cooking space.

To the first floor, you'll find three bedrooms – two generous doubles and a spacious single – along with a modern three-piece family bathroom including a shower over the bath.

Stairs from the landing lead to a superbly converted attic room, offering a bright and airy space thanks to a large Velux window. This top-floor retreat also benefits from its own en-suite shower room, providing added privacy and convenience.

Externally the property benefits from a rear yard and residents only parking at the front.

A fantastic opportunity to acquire a well-maintained and spacious property in a sought-after location – early viewing is highly recommended.



Total area: approx. 130.7 sq. metres (1407.0 sq. feet)

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



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