

Because life is

Petty<sup>TM</sup>  
Real

79 Hibson Road  
Nelson  
BB9 0AS



## For Sale

- Family sized property
- No Chain
- Entrance hallway
- Two receptions
- Conservatory

Price £169,500

- Seperate kitchen
- Three piece bathroom
- Three bedrooms
- Gardens front & rear
- Shared drive, single garage



An attractive bay-fronted semi-detached home situated within a popular residential area, conveniently located a short distance from the amenities of Nelson town centre and within easy reach of both primary and secondary schools. Offering well-proportioned accommodation throughout, this property would make an ideal purchase for first-time buyers or growing families seeking a comfortable and conveniently located home.

The property offers generous living space and briefly comprises, to the ground floor, an entrance hallway leading to a spacious lounge positioned to the front of the property. To the rear is a separate living room providing a further reception space, which flows into a bright sun lounge overlooking the rear garden, creating an ideal area for relaxing or entertaining.

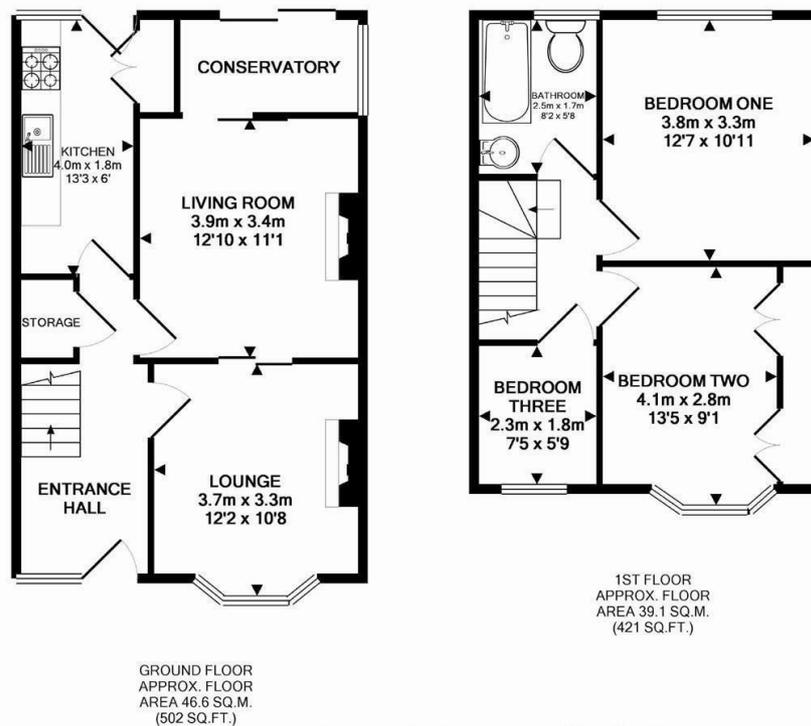
Also located on the ground floor is a separate fitted kitchen which houses an excellent range of wall and base units complemented by coordinating work surfaces and splashbacks. The kitchen also incorporates a stainless steel sink unit and gas-fired combination boiler, with space for additional appliances.

To the first floor, a central landing provides access to two excellent-sized double bedrooms, a third single bedroom and a family bathroom fitted with a three-piece suite.

Externally, to the front of the property is a small, attractive garden. To the rear is a private enclosed garden laid mainly to lawn, providing a pleasant outdoor space ideal for families. To the side is a shared tarmac driveway providing access to a detached single garage.

The property further benefits from the modern-day comforts of UPVC double glazing and gas-fired central heating throughout.

Early viewing is highly recommended to fully appreciate the space, position and potential this home has to offer.



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.

11 Albert Road, Colne, Lancashire, BB8 0RY  
T. 01282 868686  
Colne.sales@pettyreal.co.uk

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)