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# Petty Real™

# For Sale



31 Deerstone Road  
Nelson BB9 9LN

£157,500



## Key Features:

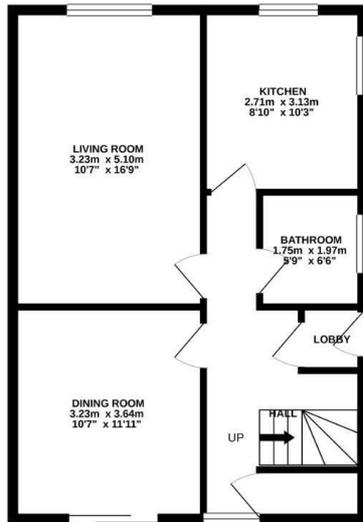
- 3 bedroom semi detached
- views to rear
- double glazed
- off road parking
- 2 reception rooms
- fantastic garden
- central heating

Tenure:  
EPC Rating: D  
Council Tax Band: C

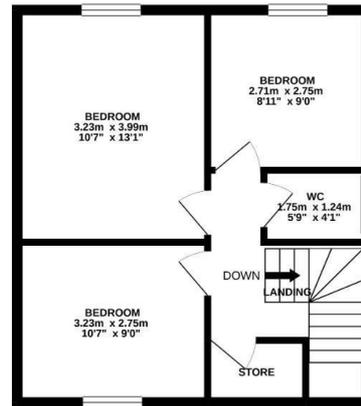


# 3 BEDROOM House - Semi-Detached

GROUND FLOOR  
51.9 sq.m. (558 sq.ft.) approx.



1ST FLOOR  
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA : 91.9 sq.m. (989 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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.  
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## Main Description:

A spacious 3 bedroom semi-detached home in a popular location close to Marsden park golf course offering great family living space with neat gardens to both front and rear and off-road parking. As you enter the property you are greeted with a spacious hall, the living room is to the front and dining room with patio doors overlooks the rear garden. Kitchen to the front with bathroom also on the ground floor. At first-floor level 3 bedrooms and wc the rear bedroom has great views over the town. Externally garden and driveway to the front and a fantastic garden to the rear with patios and lawn that has sun most of the day ideal for those e summer bbq or just a quiet gin and tonic at the end of the day. The property has been well maintained over the years and is double glazed and has central heating



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property