



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
75	89
EU Directive 2002/91/EC	
England & Wales	

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Priory Chase, Nelson, BB9 0NT

£230,000

SPACIOUS AND MODERN FAMILY HOME

Welcome to this charming family home located on the desirable Priory Chase, Nelson. This delightful house offers a perfect blend of modern decor and spaciousness, creating a warm and inviting atmosphere for you and your loved ones.

As you step inside, you'll be greeted by a bright interior adorned with contemporary fittings and appliances, making it easy for you to envision your life in this beautiful space. The property boasts ample space for your family to grow and thrive, with a layout designed to cater to your every need.

Convenience is key with this property, as it provides easy access to motorway links, ensuring that your daily commute or weekend getaways are a breeze. Additionally, the spacious plot includes a large drive and rear garden, perfect for outdoor activities, entertaining guests, or simply enjoying some fresh air in the comfort of your own home.

Located close to local amenities, everything you need is just a stone's throw away, from shops to schools to parks, making this home an ideal choice for families looking for both comfort and convenience.

Don't miss out on the opportunity to make this wonderful property your own and create lasting memories in a place you'll be proud to call home. Contact our Burnley branch today to arrange a viewing and take the first step towards your dream lifestyle at Priory Chase, Nelson.

Priory Chase, Nelson, BB9 0NT

£230,000



- Detached Property
- Two Reception Room
- Off Road Parking And Garage
- EPC Rating: C
- Four Bedrooms
- Fitted Kitchen With Separate Utility Room
- Freehold
- Main Bedroom With En Suite
- Enclosed Rear Garden
- Council Tax Band: D

Ground Floor

Hall

8'4 x 3'9 (2.54m x 1.14m)

UPVC entrance door, central heating radiator, smoke detector, stairs to first floor and doors to reception room and WC.

Reception Room One

14'1 x 11'5 (4.29m x 3.48m)

UPVC double glazed window, central heating radiator, gas fire, wood mantle and granite surround, TV point, laminate floor and door to reception room two.

Reception Room Two

8'11 x 7'11 (2.72m x 2.41m)

Central heating radiator, open access to kitchen and UPVC sliding door to rear.

Kitchen

10'5 x 8'5 (3.18m x 2.57m)

UPVC double glazed window, gloss wall and base units, laminate worktops, integrated double oven in high rise unit, four burner gas hob, extractor hood, tiled splash back, stainless steel sink with draining board and spring mixer tap, plumbing for washing machine, space for fridge freezer, tiled flooring and door to utility room.

Utility Room

9'7 x 4'7 (2.92m x 1.40m)

UPVC double glazed frosted window, central heating radiator, glass wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, boiler, tiled flooring, door to garage and UPVC double glazed door to rear.

WC

5'9 x 3'3 (1.75m x 0.99m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, tiled splash back and laminate flooring.

First Floor

Landing

9'3 x 4'1 (2.82m x 1.24m)

Loft access, smoke detector and doors to four bedrooms and bathroom.

Bedroom One

12'10 x 12'2 (3.91m x 3.71m)

UPVC double glazed window, central heating radiator, storage and door to en suite.

En Suite

6' x 5'3 (1.83m x 1.60m)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, direct feed shower in enclosure, extractor fan, tiled elevation and tiled flooring.

Bedroom Two

10'1 x 9'5 (3.07m x 2.87m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'10 x 8'10 (2.69m x 2.69m)

UPVC double glazed window and central heating radiator.

Bedroom Four

8'10 x 6'7 (2.69m x 2.01m)

UPVC double glazed window and central heating radiator.

Bathroom

5'11 x 5'6 (1.80m x 1.68m)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with direct feed shower over, extractor fan, tiled elevation and tiled flooring.

External

Front

Laid to lawn and tarmac drive leading to garage.

Garage

16'10 x 8'3 (5.13m x 2.51m)

UPVC double glazed frosted window, up and over garage door.

Rear

Enclosed laid to lawn and flagged patio.



Tel: 01282469023

www.keenans-estateagents.co.uk