

Because life is

# Petty Real™

# For Sale



11 Priory Chase  
Nelson BB9 0NT

£175,000



A modern three storey detached dwelling situated on a popular residential development of similar modern semi and detached properties, located a short distance away from local amenities, public transport links and schools.

## Key Features:

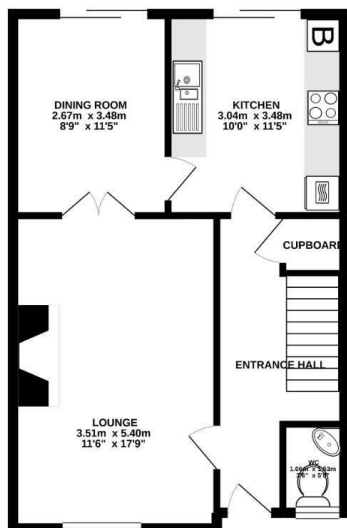
- EXCELLENT SIZED ACCOMMODATION
- FITTED KITCHEN
- EN SUITE
- LARGE GARDEN
- SUMMER HOUSE
- DOWNSTAIRS CLOAKROOM
- FOUR BEDROOMS
- THREE PIECE BATHROOM SUITE
- SPACIOUS GARAGE
- VIEWING ESSENTIAL

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: D

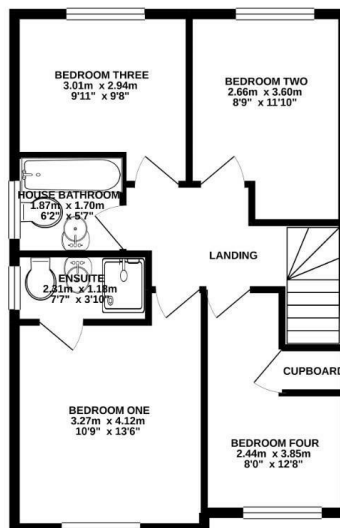


# 4 BEDROOM House - Detached

GROUND FLOOR  
50.1 sq.m. (539 sq.ft.) approx.



1ST FLOOR  
49.9 sq.m. (537 sq.ft.) approx.



TOTAL FLOOR AREA: 100.0 sq.m. (1076 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for 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 modern three storey detached dwelling situated on a popular residential development of similar modern semi and detached properties, located a short distance away from local amenities, public transport links and schools.

The property offers excellent sized living accommodation arranged over three floors and briefly comprises on the ground floor, entrance hallway with two piece cloakroom comprising wc, wash basin and under stairs storage cupboard. There is an excellent sized lounge with living flame gas fire and surround, glazed doors lead through to the dining room which has sliding UPVC patio doors leading to the rear garden.

There is a separate modern fitted kitchen housing an excellent range of wall and base units with complementary work surfaces and splash backs, integrated oven with induction hob with extractor fan over, integrated appliances, combination Microwave, Washing Machine, Dishwasher, Tumble Dryer, Fridge Freezer and stainless steel sink unit.

To the first floor is the master double bedroom with three piece en-suite shower room in white comprising shower cubicle, WC and wash basin and there is a three piece house bathroom suite in white comprising bath, low level WC and pedestal hand wash basin. There are three further bedrooms.

Situated underneath the property is an excellent sized garage with power and lighting, up and over door with tarmacadam driveway. Externally, to the rear is an excellent sized garden which is laid mainly to lawn with paved patio area and summer house.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and the property would ideally suit growing families.

An internal inspection is recommended.

### LOCATION

For satnav purposes please use the postcode BB9 0NT



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