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Sale



8 Park View Close
Brierfield
Nelson BB9 5SX

£180,000



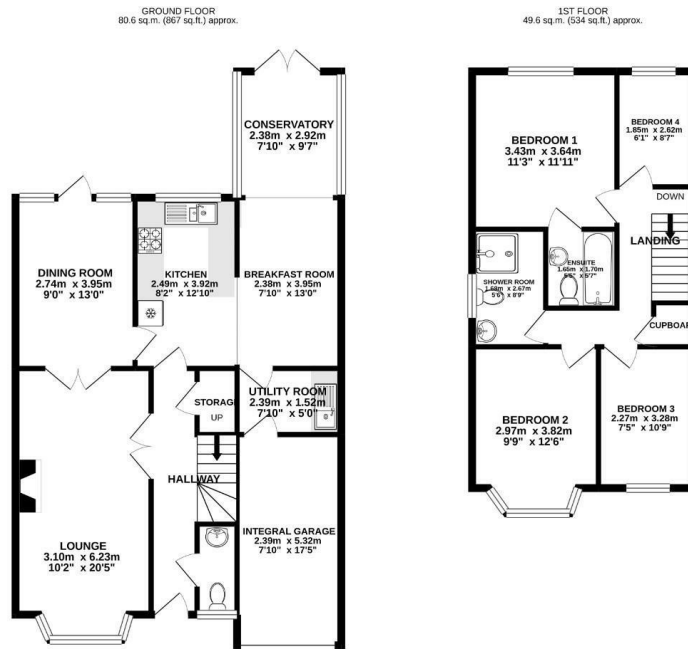
Key Features:

- Superb detached property
- Easy access for the M65
- En-suite bathroom
- Garage
- Two piece cloakroom
- Quiet cul-de-sac location
- Four bedrooms
- Driveway
- Utility room
- Private Rear Garden

Tenure:
EPC Rating: C
Council Tax Band:



4 BEDROOM House - Detached



TOTAL FLOOR AREA: 130.2 sq.m. (1402 sq.ft.) approx.
We do not warrant that this plan is for construction purposes only and should be used as a guide only. Any prospective purchaser should verify the accuracy of the floor plan and measurements by visiting the property. The services, appliances and fittings shown here are not guaranteed and no warranty or liability can be given. Made with MetreX 10/2013

Main Description:

Occupying a quiet cul-de-sac position this superb detached dwelling offers spacious living accommodation making this the perfect home for growing families and is within easy access of the M65 leading to the national motorway network.

The property briefly comprises; entrance hallway with two piece cloak room, spacious lounge with glazed double doors leading into the dining room. The kitchen houses a range of matching wall and base units with integrated appliances such as built-in fridge, gas hob, electric oven, dishwasher, 1 ½ sink units, breakfast bar, complimentary worksurfaces, dining area, UPVC double glazed conservatory which overlooks the rear garden, utility room with plumbing for washing machine and there is access into the garage.

To the first floor is a landing with access to a part boarded loft and there are four bedrooms with the master bedroom boasting a three piece en-suite bathroom which houses a bath with shower over, low level WC and wash basin. Completing the first floor accommodation is a three piece family shower room which includes shower cubicle with mixer shower, vanity sink unit, low level WC.

Externally to the rear is a substantial garden which is mainly laid to lawn with paved patio area outside electric supply and water tap. To the front is a drive with space for at least two vehicles, leading to integral garage. The garage has up and over door and has power and lighting.

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

An early viewing is essential not to miss out!



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