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For
Sale



10 Ash Tree Grove
Nelson BB9 0WA

£215,000



An executive detached residence occupying a larger than average plot in a quiet cul-de-sac location within a short distance of amenities and local Primary Schools. The property boasts spacious living accommodation over two floors and offers everything a modern family requires. The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and an internal inspection is recommended to fully appreciate what this family style property has to offer.

Key Features:

- Executive detached home
- 2 Reception rooms
- Family bathroom & cloakroom
- Ample parking
- GFCH & UPVC dg
- 4 Bedrooms, 2 en-suites
- Dining kitchen with appliances
- Integral single garage
- Generous rear garden

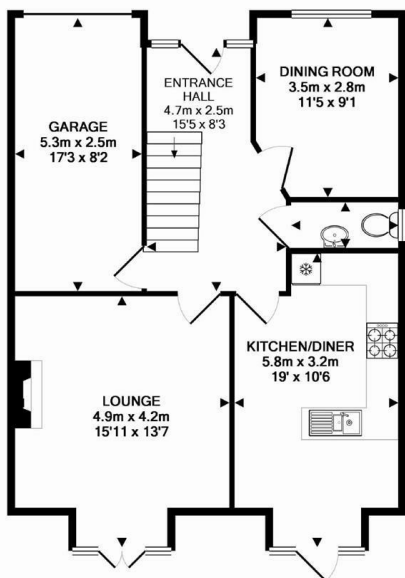
Tenure:

EPC Rating: D

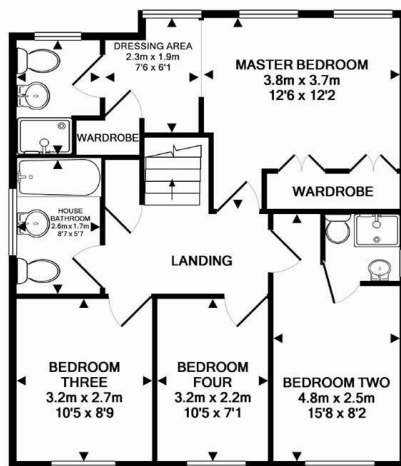
Council Tax Band: D



4 BEDROOM House - Detached



GROUND FLOOR
APPROX. FLOOR
AREA 70.5 SQ.M.
(759 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 61.5 SQ.M.
(662 SQ.FT.)

TOTAL APPROX. FLOOR AREA 132.0 SQ.M. (1420 SQ.FT.)

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.
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Main Description:

An executive detached residence occupying a larger than average plot in a quiet cul-de-sac location within a short distance of amenities and local Primary Schools.

The property boasts spacious living accommodation over two floors and offers everything a modern family requires.

The property briefly comprises on the ground floor, entrance hallway, good sized lounge, modern dining kitchen with integrated appliances, dining room, cloakroom and integral garage which could be converted to create further living space. To the first floor is the master bedroom which has fitted double wardrobes and a dressing area together with three piece en-suite shower room. The second bedroom also boasts a three piece en-suite shower room, and there are two further bedrooms together with a three piece family bathroom.

Externally, to the front of the property is a garden area laid mainly to lawn and to the rear is an excellent sized garden with patio.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and an internal inspection is recommended to fully appreciate what this family style property has to offer.



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