

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

- GENEROUS PLOT
- 4 BEDROOMS
- MODERN DINING / KITCHEN
- DRESSING AREA
- LARGE DRIVEWAY & GARDEN

- DETACHED PROPERTY
- CUL DE SAC POSITION
- SPACIOUS LIVING
- BUILT IN WARDROBES
- TWO EN-SUITES

Key Features:

And executive detached residence occupying a generous plot in a quiet cul-de-sac location within short distance of amenities and local primary and secondary schools.
The property both spacious family living accommodation arranged over two floors perfect for growing families.



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For Sale

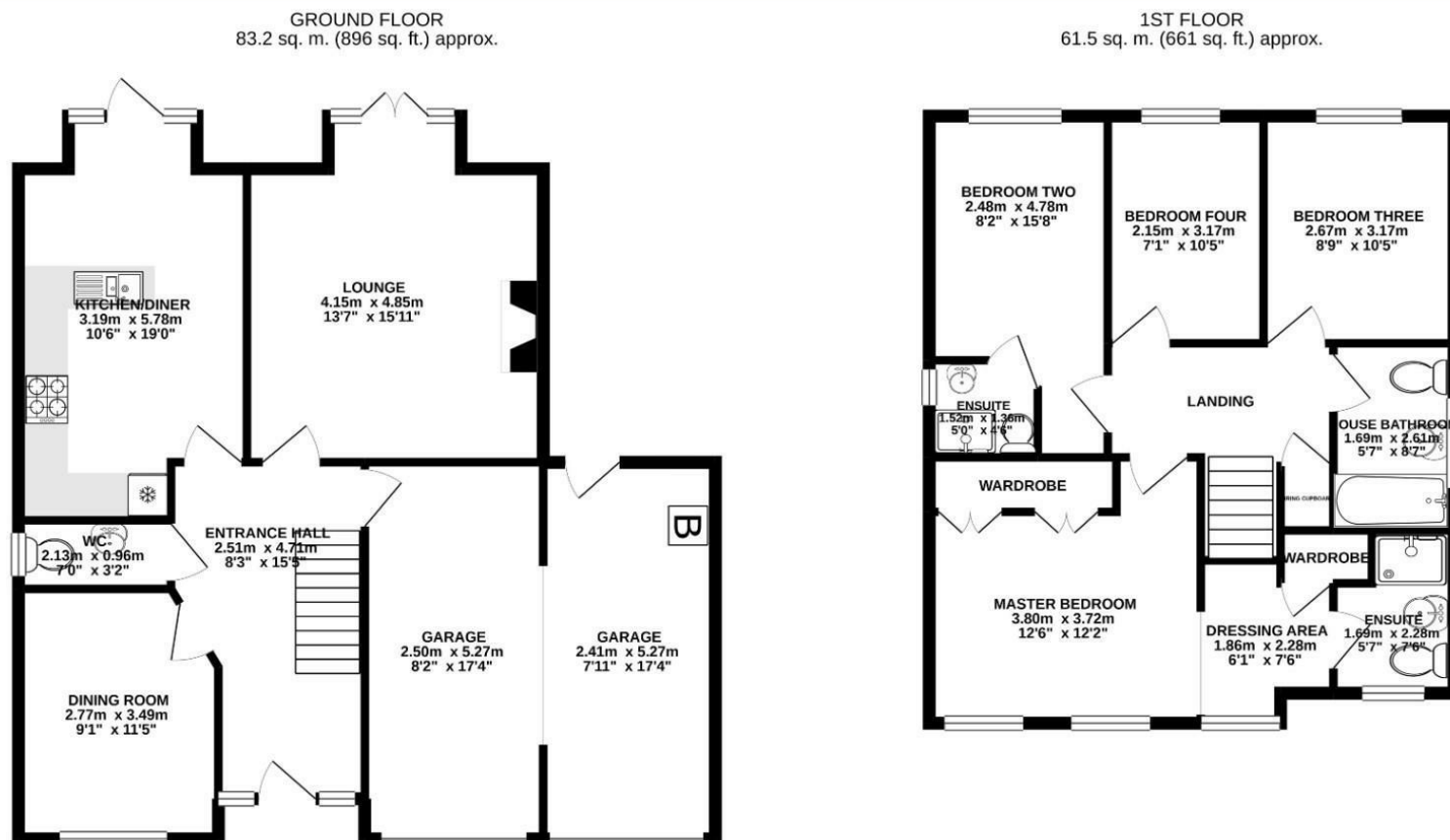


14 Ash Tree Grove
Nelson BB9 0WA

£220,000



4 BEDROOM House - Detached



TOTAL FLOOR AREA: 144.7 sq. m. (1557 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 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 generous plot in a quiet cul-de-sac location within short distance of amenities and local primary and secondary schools.

The property with spacious family living accommodation is arranged over two floors perfect for growing families.

The accommodation briefly comprises on the ground floor a entrance hallway, with stairs ascending to the 1st floor having under stairs storage cupboard, a dining room and a spacious living room with French UPVC double glazed doors leading to rear garden, the living room also house's a modern fire with surround.

A modern dining kitchen, the kitchen houses a range of matching wall and base units with complimentary worksurfaces and splashback's, which also includes a cooker with a extractor hood over, 1 1/2 stainless steel sink unit and UPVC double glazed door leading to rear garden.

To the first floor is the landing, with a spacious double master bedroom with built-in wardrobe and a dressing area with a three-piece ensuite shower room, with shower cubicle, WC and wash basin. There is a second double bedroom with three piece ensuite shower, again with a shower cubicle, WC and wash basin. There are further two fairly good size bedrooms. The three-piece house bathroom suite housing bath, WC and wash basin.

Externally to the front is a double driveway providing ample off-road parking with with attached double garage which has power and lighting each has with up and over doors.

To the rear is an excellent size low maintenance garden.

LOCATION

For Satnav purposes the postal code is BB9 OWA. Proceed up Barkerhouse Road at the mini roundabout turn right into Marsden Hall Road North. Drive onto the development and take a right onto Ash Tree Grove and the subject property is located to the right hand side and can be identified by our 'For Sale' board.



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