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Real™

For  
Sale



7&9 Height Croft  
Off Kings Causeway  
Brierfield BB9 0EX

£224,950



This is a unique opportunity absolutely not to be missed, a stone built double cottage offering spacious accommodation over five levels which has been well maintained throughout and over the years.

The property is located in a quiet and peaceful position over looking Nelson Golf Club and a stones throw from beautiful open countryside, yet is within easy driving distance of amenities and the M65 is only 5 minutes away.

### Key Features:

- DOUBLE STONE COTTAGE
- EXCELLENT LOCATION
- FITTED KITCHEN - AGA GAS STOVE
- FOUR PIECE BATHROOM
- NO ONWARD CHAIN
- SPACIOUS ACCOMMODATION
- FIVE LEVELS
- UTILITY ROOM
- SUPERB REAR GARDEN
- VIEWING ESSENTIAL

Tenure: Freehold

EPC Rating: E

Council Tax Band: TBC



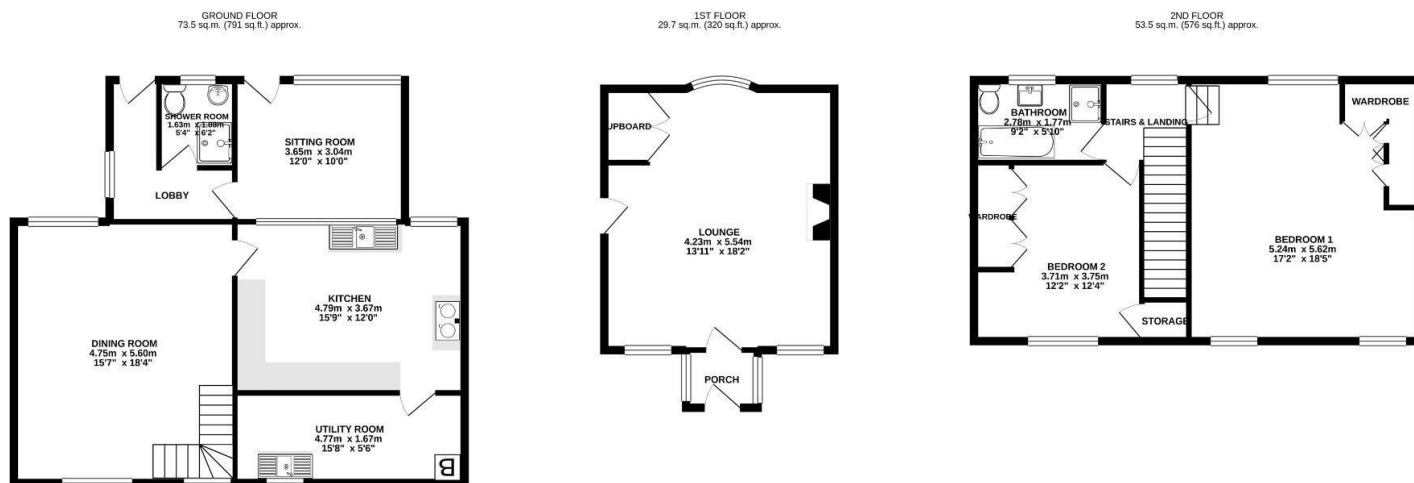
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www.pettyreal.co.uk



# 2 BEDROOM Cottage



TOTAL FLOOR AREA : 156.7 sq.m. (1687 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:

This is a unique opportunity absolutely not to be missed, a stone built double cottage offering spacious accommodation over five levels which has been well maintained throughout and over the years.

The property is located in a quiet and peaceful position over looking Nelson Golf Club and a stones throw from beautiful open countryside, yet is within easy driving distance of amenities and the M65 is only 5 minutes away.

Internally property comprises, entrance porch accessed by UPVC double glazed door, spacious lounge, dining room, downstairs three piece shower room which includes shower cubicle, low level W.C, wash basin. A sitting room which overlooks the superb private rear garden. The dining kitchen which houses an extensive range of wall base units with complimentary work surfaces and splash backs, AGA stove, and also a utility room which has plumbing for a washing machine and has a brand new Vaillant boiler.

To the first floor are two double bedrooms each with built in wardrobes and a four piece bathroom suite which houses a bath, WC, vanity sink unit and shower cubicle with mixer shower.

A viewing is absolutely essential to appreciate all this property has to offer and their is no onward chain.

### Location

For satnav purposes please use the postcode BB9 0EX



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