

Because life is

**Petty  
Real**<sup>TM</sup>

**For  
Sale**



377 Kings Causeway  
Brierfield BB9 0EY

**£230,000**



This is a unique opportunity absolutely not to be missed, a superb detached true bungalow offering spacious accommodation, which has been well maintained throughout however is now in need of some TLC.

### Key Features:

- SPACIOUS DETACHED BUNGALOW
- OVERLOOKS NELSON GOLF CLUB
- LARGE LOUNGE
- TWO BATHROOMS
- PRIVATE PARKING DRIVEWAY
- QUIET PEACEFUL POSITION
- SPACIOUS DINING / KITCHEN
- NO ONWARD CHAIN
- GOOD SIZED BEDROOMS
- GARAGE

**Tenure: Freehold**

**EPC Rating:**

**Council Tax Band: D**



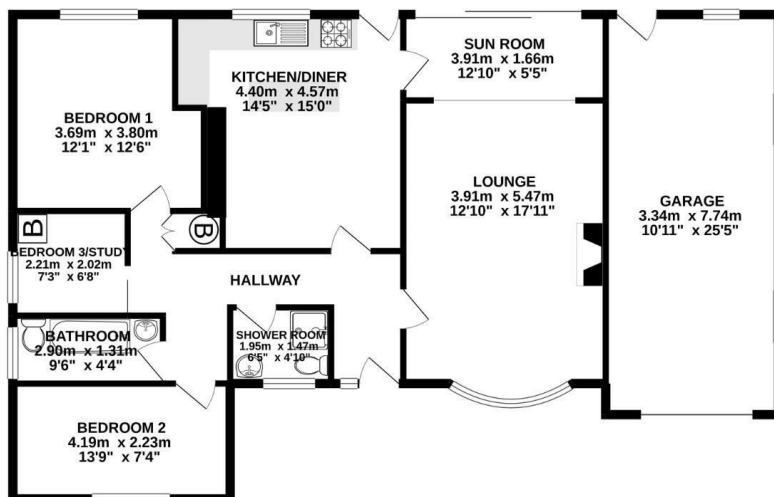
11 Albert Road, Colne, Lancashire, BB8 0RY  
T: 01282 868686



[www.pettyreal.co.uk](http://www.pettyreal.co.uk)

# 3 BEDROOM Bungalow

GROUND FLOOR  
116.0 sq.m. (1248 sq.ft.) approx.



TOTAL FLOOR AREA : 116.0 sq.m. (1248 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-measurement. 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.  
Made with Metropix (C)200

## Main Description:

This is a unique opportunity absolutely not to be missed, a superb detached true bungalow offering spacious accommodation, which has been well maintained throughout, however is now in need of some TLC.

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.

The accommodation briefly comprises, entrance hallway accessed by UPVC double glazed door, spacious lounge which looks onto both the front and rear gardens, dining kitchen, the kitchen houses a range of fitted matching wall and base units with complimentary work surfaces, with integrated oven and hob, stainless steel sink unit, plumbing for automatic washing machine, UPVC double glazed door leading to the rear garden. There are two good sized double bedrooms, third single bedroom/study, three piece bathroom with bath,wc and wash basin. There is an additional three piece shower room with shower cubicle, wc and wash basin.

Externally to the front is a drive providing ample off road parking, leading to an excellent sized attached garage. The garage has power and lighting as well as an up and over door, garden mainly laid to lawn. To the rear is a lovely mature garden which over looks the 9th hole of Nelson Golf Club.

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

No onward chain.



**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