

Because life is

Petty
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391 Kings Causeway
Brierfield
BB9 0EY



For Sale

Offers Over £275,000

- Spacious semi detached dwelling
- Sough after location
- Overlooking Nelson golf club
- Ideal for a family
- Potential to extend

- Hallway, lounge
- Conservatory & dining room/study
- Fitted kitchen
- 3 Bedrooms, bathroom
- Driveway, garage & gardens



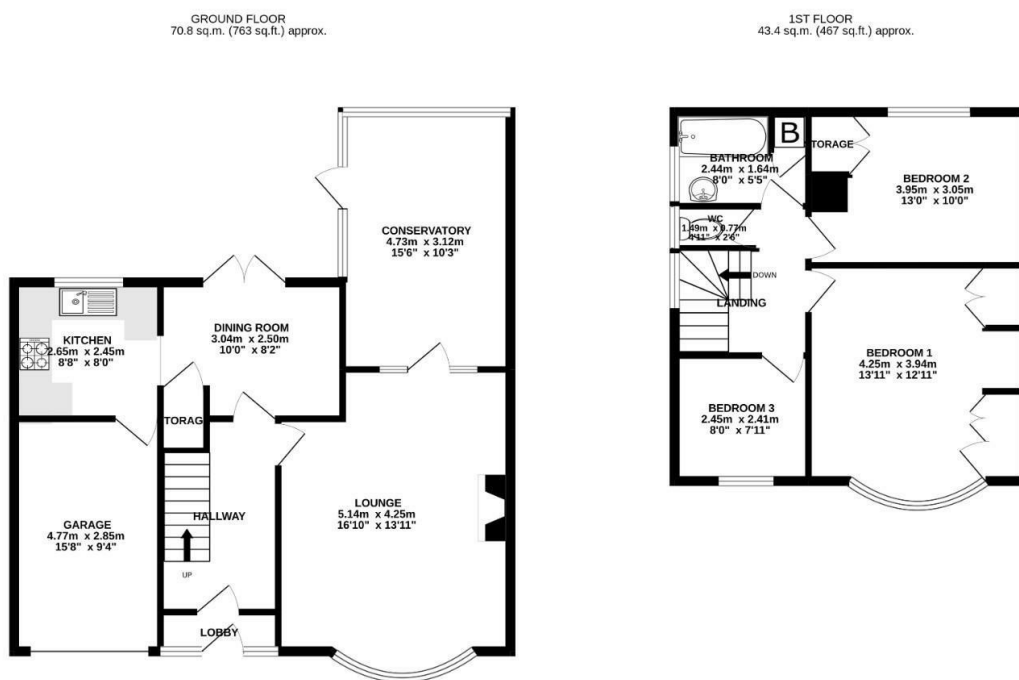
An opportunity has arisen to purchase this spacious semi detached dwelling which is located in a quiet and peaceful position overlooking Nelson Golf Club and a stones throw from beautiful open countryside, yet is within easy driving distance of amenities and the M65 is only 5 minutes away.

The accommodation comprises on the ground floor entrance vestibule leading into hallway, spacious lounge with fireplace, separate living room/dining room, UPVC double glazed conservatory overlooking the rear garden. Fitted separate kitchen which houses an extensive range of fitted base and wall units having complementary work surfaces and feature tiled splash backs, sink unit, oven, grill and gas hob with extractor hood over.

To the first floor are two double bedrooms and generous third single bedroom together with a two piece suite comprising paneled bath with shower over, wash basin storage cupboard and separate wc

Externally to the front is a garden area which is mainly laid to lawn with bedding plants, shrubbery and driveway. To the rear is a mature garden with flagged patio. Open views looking onto the 9th hole of Nelson gold club.

Internal viewing is a must!!



TOTAL FLOOR AREA: 114.2 sq.m. (1230 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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