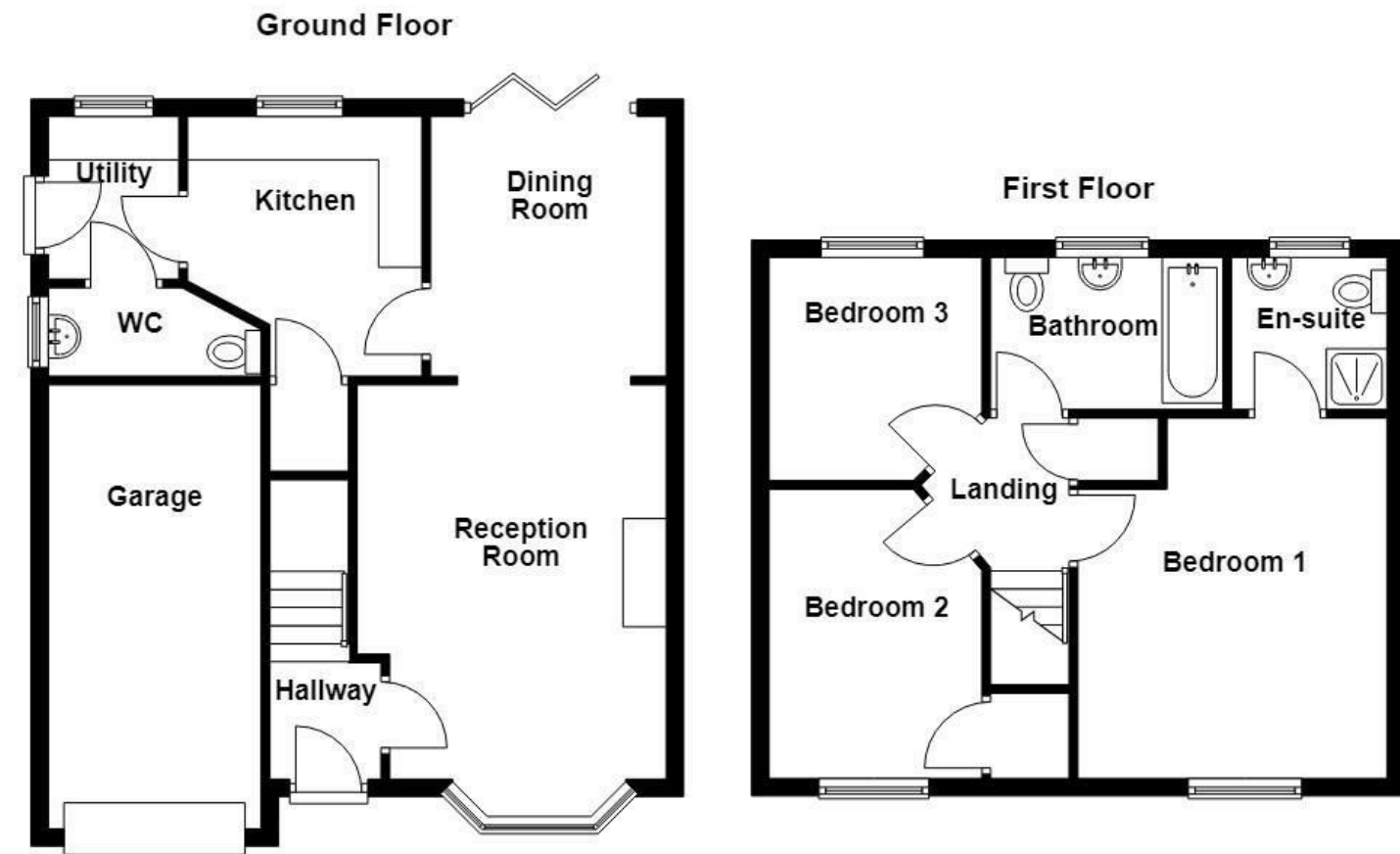




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Priory Chase, Nelson, BB9 ONT

Offers Over £200,000

A FANTASTIC THREE BEDROOM DETACHED PROPERTY

Welcome to this charming three-bedroom detached house located in the desirable area of Priory Chase, Nelson. This delightful property is perfect for families or professionals seeking a comfortable and spacious home.

As you enter, you are greeted by a generous open-plan living and dining room, which creates a warm and inviting atmosphere, ideal for both relaxation and entertaining. The separate kitchen is well-equipped, providing ample space for culinary pursuits, while the utility room adds convenience to your daily routine. A convenient downstairs WC is also available for guests.

The property boasts three well-proportioned bedrooms, ensuring plenty of space for everyone. The master bedroom features an en-suite bathroom, complete with a three-piece suite, offering a private retreat for relaxation. The additional bedrooms are versatile and can be adapted to suit your needs, whether as children's rooms, guest rooms, or a home office.

Outside, the rear garden provides a lovely outdoor space, perfect for enjoying the fresh air or hosting summer gatherings. The driveway offers off-road parking, adding to the convenience of this lovely home.

This property presents an excellent opportunity for those looking to settle in a peaceful neighbourhood while still being close to local amenities. Don't miss your chance to make this delightful house your new home. Please contact our Lettings team to book a viewing.

*This home will be unfurnished some photos have been virtually staged to help you envision your dream home.

Priory Chase, Nelson, BB9 ONT

Offers Over £200,000

 3  2  1  C

- Detached Property
 - Two Reception Rooms
 - Off Road Parking & Garage
 - Close Proximity to Local Amenities
- Three Bedrooms
 - En Suite To Main Bedroom
 - Popular Residential Location
- Fitted Kitchen
 - Enclosed Rear Garden
 - Quiet Cul-De-Sac

Ground Floor

Entrance Hallway

5'10 x 4'2 (1.78m x 1.27m)

Composite front entrance door, central heating radiator, smoke alarm, stairs to the first floor and door to reception room.

Reception Room

14'1 x 10'6 (4.29m x 3.20m)

UPVC double glazed bay window, electric fire, coving and open to the dining room.

Dining Room

9'10 x 8'11 (3.00m x 2.72m)

Central heating radiator, door to the kitchen and UPVC door to the rear.

Kitchen

9'9 x 8'11 (2.97m x 2.72m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite effect surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, oven with four ring gas hob, extractor hood, understairs storage, spotlights, wood effect flooring and door to the utility.

Utility Room

6'2 x 4'11 (1.88m x 1.50m)

UPVC double glazed window, GloWorm boiler, extractor fan, wood effect flooring, door to WC and composite door to the side elevation.

WC

5' x 3' (1.52m x 0.91m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin and wood effect flooring.

First Floor

Landing

5'4 x 4'5 (1.63m x 1.35m)

Loft access and doors to three bedrooms, bathroom and storage.

Bedroom One

13'8 x 10'10 (4.17m x 3.30m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

5'11 x 5'9 (1.80m x 1.75m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, direct feed shower unit, tiled elevations, extractor fan and tile effect flooring.

Bedroom Two

10'8 x 8'3 (3.25m x 2.51m)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Three

8'5 x 8'3 (2.57m x 2.51m)

UPVC double glazed window and central heating radiator.

Bathroom

7'9 x 5'9 (2.36m x 1.75m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, tiled elevations and lino flooring.

External

Driveway providing off road parking leading to the garage.

Rear

Enclosed paved and stone chipped garden.



Tel: 01282469023

www.keenans-estateagents.co.uk