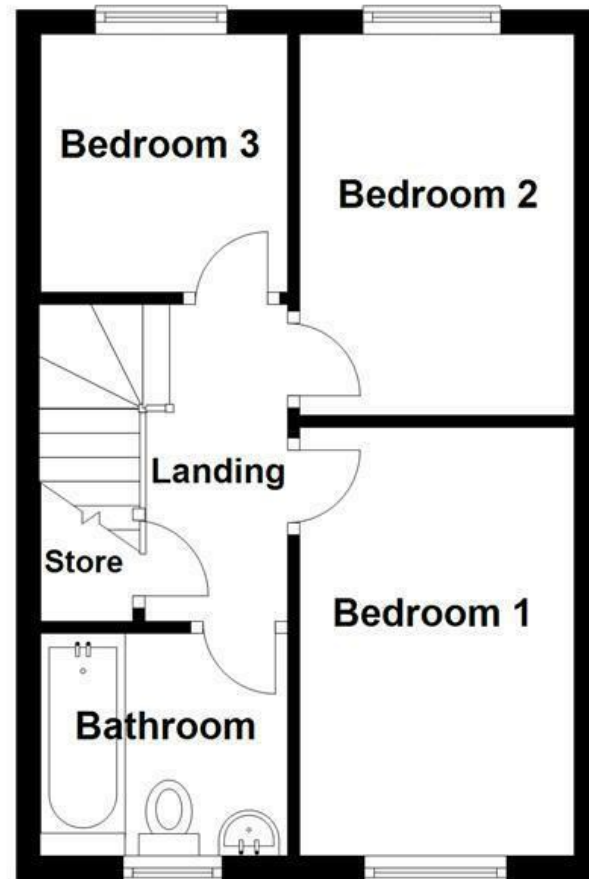


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Priory Chase, Nelson, BB9 0NT

Offers Over £115,000

A CHARMING THREE BEDROOM MEWS PROPERTY IN A POPULAR AREA OF NELSON

Offering a spacious living room and off road parking for one vehicle, this three bedroom mid mews property is being welcomed to the property market. Ideally suited for a first time buyer or rental investor, the property is well located for access to local amenities, schools and major commuter routes along the M65 towards Burnley, Blackburn and beyond.

The property comprises briefly, to the ground floor: entrance to the hallway with doors leading to a downstairs WC and spacious living room. The living room has stairs leading to the first floor and door providing access to the fitted kitchen. The kitchen has sliding doors leading to the rear garden. To the first floor is a landing with doors leading to three bedrooms and a three piece bathroom suite. Externally the property boasts an enclosed rear laid to lawn garden with paving. The front of the property has off road parking for one vehicle.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Priory Chase, Nelson, BB9 0NT

Offers Over £115,000

 3  1  1  C

- Immaculate Mews Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Bursting with Potential
- Tenure Freehold
- Three Piece Bathroom
- Enclosed Rear Garden
- Council Tax Band B

Ground Floor

Entrance Hallway

5'11 x 3'1 (1.80m x 0.94m)

Composite double glazed front entrance door, central heating radiator and doors to WC and reception room.

WC

5'10 x 3'4 (1.78m x 1.02m)

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

Reception Room

15' x 14'6 (4.57m x 4.42m)

UPVC double glazed window, central heating radiator, living flame gas fire, coving, smoke alarm, stairs to the first floor and door to the kitchen.

Kitchen

14'6 x 7' (4.42m x 2.13m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, oven with four ring gas hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, plumbing for washing machine, space for dryer and fridge freezer, understairs storage, boiler, spotlights, tile effect flooring and UPVC double glazed sliding doors to the rear.

First Floor

Landing

Loft access, smoke alarm and doors to three bedrooms, bathroom and airing cupboard.

Bedroom One

11'8 x 7'9 (3.56m x 2.36m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'4 x 7'5 (3.15m x 2.26m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7' x 6'10 (2.13m x 2.08m)

UPVC double glazed window and central heating radiator.

Bathroom

6'6 x 6' (1.98m x 1.83m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath, part tiled elevations, extractor fan and vinyl flooring.

External

Front

Off road parking for one vehicle.

Rear

Laid to lawn garden with paving and enclosing fencing.



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