



32 Priory Chase

Nelson

This well-presented modern three bedroom semi-detached home offers comfortable accommodation ideal for families or first-time buyers in a popular residential location. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Off-Road Parking
- Landscaped Rear Garden
- Downstairs WC
- Desirable Location
- Ideal Family Home
- First Time Buy
- Well Presented
- Kitchen/ Diner

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Ground Floor

The ground floor of this modern semi-detached home is thoughtfully arranged to suit contemporary family living. Upon entering, you are welcomed into a bright and well-proportioned living room, featuring a stylish focal fireplace and ample space for both seating and media furniture, creating a comfortable and inviting environment for relaxing or entertaining. To the rear of the property sits a modern fitted kitchen, finished in a neutral palette with coordinating worktops and a range of wall and base units providing excellent storage. The kitchen opens seamlessly into a dedicated dining area, ideal for everyday meals and family gatherings. Large patio doors from the dining area flood the space with natural light and provide direct access to the rear garden, enhancing the sense of space and indoor-outdoor flow. Completing the ground floor is a convenient downstairs cloakroom/WC, finished to a modern standard.

First Floor

The first floor offers well-appointed accommodation, arranged around a bright and airy landing that provides access to all rooms. Finished in neutral tones and benefitting from natural light, this level maintains the home's clean and contemporary feel throughout. The accommodation comprises two double bedrooms, both well-proportioned and comfortably accommodating double beds along with a range of freestanding or fitted furniture. These rooms enjoy pleasant outlooks and provide calm, versatile spaces suitable for family members or guests. A further single bedroom provides an ideal nursery, child's bedroom, or home office, making the layout well suited to a variety of lifestyle needs. Completing the first floor is a modern family bathroom, fitted with a white suite comprising a panelled bath with shower over, wash hand basin, and WC. The bathroom is finished with contemporary tiling and benefits from a window, allowing for natural light and ventilation.

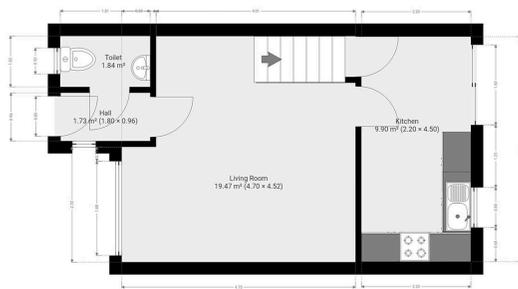






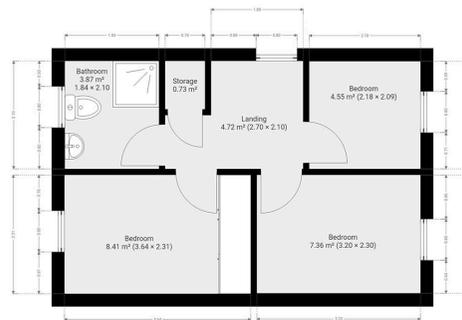
External

Externally, the property enjoys a well-presented frontage with a private driveway providing off-road parking, leading to the main entrance. Complemented by a small, low-maintenance front garden. To the rear, the property boasts a thoughtfully landscaped, tiered garden designed for ease of maintenance and versatile outdoor use. The garden features a generous paved seating area, ideal for outdoor dining and entertaining, set within decorative gravel borders. Timber retaining walls and steps lead up to an elevated lawn area, providing a pleasant space for children to play or for relaxing in the warmer months. The rear garden is fully enclosed with fencing, offering a good degree of privacy, and enjoys an open outlook over neighbouring properties. Overall, the external space is both practical and attractive, perfectly suited to modern family living and outdoor enjoyment.



Total Property Area: approx - 62.5 Sq Meters (672.74 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any total floor areas, openings and circulation are approximate. No liability is accepted for any errors and they do not form part of any agreement. No liability is taken for any error.



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