




6, Park View Close, Brierfield, Nelson, Lancashire, BB9 5SX

A BEAUTIFULLY PRESENTED MODERN DETACHED PROPERTY OFFERING VERY GENEROUS THREE BEDROOM ACCOMMODATION SITUATED IN THIS HIGHLY DESIRABLE LOCATION.

With gas fired central heating system and double glazing. The spacious and well presented accommodation briefly comprises hallway, lounge, kitchen, four first floor bedrooms and family bathroom. Externally the property has a small garden frontage, off road parking and side access. To the rear is a large attractive landscaped garden with patio.

Viewing is essential to appreciate this large family home.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	