

1 OLD COACH HOUSE
GISBURN
BB7 4HL

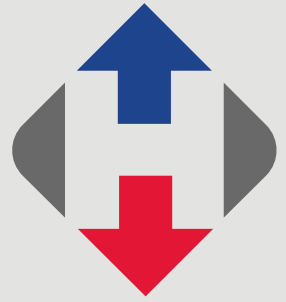
£209,950



- An excellent 3-storey town house
- Superb modern fitted kitchen
- 4 double bedrooms, master en-suite
- Open plan living/dining area
- Presented to a superb standard
- Central heating UPVC DG
- Low maintenance garden, parking
- 124 m2 (1,335 sq ft) approx.

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A large town house situated close to the centre of this much sought-after Ribble Valley village. The accommodation, which is presented to the highest standards, comprises an open plan living and dining area, fitted kitchen with a range, four good-sized double bedrooms, en-suite shower room, house bathroom and a useful utility room.



To the rear of the property is an attractive Indian stone flagged garden and parking space for two cars.

LOCATION: Leave Clitheroe and head in the direction of Skipton on the A59 by-pass, passing the villages of Chatburn and Sawley. Follow the road until reaching Gisburn and proceed through the centre and straight over the mini roundabout. The property is situated on the left hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE PORCH: With 'Solidor' composite door, laminate wood effect flooring, glazed internal door to the hallway and staircase to the first floor landing.

LIVING/DINING AREA: 8.3m x 3.7m max x 2.6m min (27'2" x 12'3" max x 8'8" min); with laminate wood effect flooring, understairs storage cupboard, stove effect gas fire in feature surround, 2 wall light points, television point, telephone point and UPVC patio doors to the rear garden.

FITTED KITCHEN: 2.6m x 2.6m (8'7" x 8'6"); with a range of oak base and wall storage cupboards with complementary working surfaces and tiled splashback, a range of built-in appliances including fridge and freezer, dishwasher, single drainer stainless steel sink unit, a range cooker, laminate wood effect flooring.

FIRST FLOOR:

LANDING: With staircase to the second floor landing.

BEDROOM ONE: 3.7m x 3.7m (12'3" x 12'3"); with television point.

EN-SUITE SHOWER ROOM: Modern 3-piece white suite comprising low level w.c., wash hand basin and corner shower enclosure with plumbed shower, heated stainless steel towel rail, extractor fan, fully tiled walls.





BEDROOM TWO: 3.7m x 3.2m max x 2.6m min (12'3" x 10'4" max x 8'5" min); with television point; currently used as a second lounge.

BATHROOM: With modern 3-piece white suite comprising low level w.c., pedestal hand wash basin and panelled bath, heated stainless steel towel rail, fully tiled walls, extractor fan.

SECOND FLOOR

LANDING:

BEDROOM THREE: 3.7m x 4.2m max x 3.7m min (12'3" x 13'9" max, 12'0" min); television point, telephone point, double glazed Velux window.

BEDROOM FOUR: 3.7m x 4.3m max, 3.7m min (12'3" x 14'0" max, 12'2" min); television point, telephone point, double glazed Velux window.

UTILITY ROOM: The utility room is plumbed and drained for a washing machine, wall mounted combination central heating boiler, laminate wood effect flooring, attic access point.

OUTSIDE: To the front of the property is a walled low maintenance garden area. whilst to the rear is an enclosed low maintenance Indian stone flagged garden with stone walls surrounding. The property also benefits from 2 off-road parking spaces.

HEATING: Calor Gas fired central heating system complemented by double glazed windows in UPVC frames.

SERVICES: Mains water, electricity and drainage are connected.

COUNCIL TAX BAND D.

EPC: The energy efficiency rating for this property is E.

VIEWING: By appointment with our office.

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1 Old Coach House, Gisburn

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