

TAORA
BENTLEA ROAD
GISBURN
BB7 4EX



Offers over £300,000

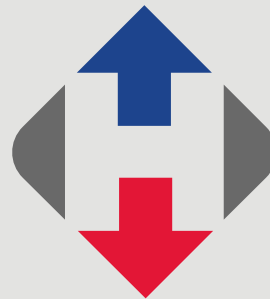


- Spacious detached house
- 2 reception rooms, kitchen & utility
- Attractive gardens, garage
- Modern 4-piece bathroom
- Stunning open view to front
- 3 good-sized bedrooms
- Located in historic village
- 124 m2 (1,330 sq ft) approx.

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An attractive family-sized detached house situated on Bentlea Road with lovely views from the front across open countryside and within walking distance of the primary school, public house, church and other village amenities.

The house offers great accommodation having a lounge with views and open fire, separate dining room, modern kitchen, cloakroom and spacious utility room. Upstairs there are three bedrooms, all with fitted wardrobes and an up-to-date four-piece bathroom with separate shower. Outside there is parking for three-four cars, single GARAGE and good-sized gardens. Viewing is recommended.



LOCATION: Entering Gisburn from the Clitheroe direction along the A59, turn first right signposted Barrowford and then left before the car park into Bentlea Road. Proceed straight on for 350 yards and the house can be found on the left hand side.

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

HARDWOOD DOUBLE GLAZED PORCH: With stone flagged floor and glazed door to:

HALLWAY: With laminate flooring and staircase off to the first floor.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. with push button flush, vanity wash handbasin with storage cupboards under and chrome mixer tap and tiled splashback, laminate flooring and coat hooks.

LOUNGE: 5.1m x 4.1m (16'9" x 13'5"); with large window to the front elevation with excellent views across open countryside, television point, feature exposed stone chimney breast and stone flag hearth with open fire.

DINING ROOM: 3.5m x 3.3m (11'4" x 10'10"); with outlooks across the rear garden.

KITCHEN: 3.7m x 3.3m (12'3" x 10'10"); fitted range of cream Shaker style wall and base units with complementary solid hardwood worktop, integrated stainless steel double electric oven, 4-ring induction hob with tiled splashback and stainless steel and curved glass extractor canopy over, ceramic Belfast sink unit with chrome mixer tap and Corian drainer, recessed spotlighting, laminate flooring and large understairs pantry.

UTILITY ROOM: 4.0m x 2.5m (13'2" x 8'4"); with cream Shaker style storage cupboards with solid hardwood work surface and Belfast sink unit with chrome mixer tap, plumbing for washing machine, space for tumble drier, oil central heating boiler concealed inside cupboard, laminate flooring, half-glazed door to rear garden and door to integral garage.





FIRST FLOOR:

LANDING: With loft access and window to side.

BEDROOM ONE: 5.1m x 4.1m (16'9" x 13'5"); with excellent views across open countryside, television point and range of built-in wardrobes with storage cupboards over.

BEDROOM TWO: 3.5m x 3.3m (11'4" x 10'10"); with elevated outlooks across Gisburn and the fells beyond, built-in triple wardrobe with cupboards over and fitted desk.

BEDROOM THREE: 4.0m x 2.8m narrowing to 1.9m (13'3" x 9'4" narrowing to 6'1"); with open views and built-in wardrobe housing hot water cylinder.

BATHROOM: With 4-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap, panelled bath with chrome mixer and double shower enclosure with chrome thermostatic shower, part-tiled walls, shaver point and recess spotlighting.

OUTSIDE: There is a front garden laid to lawn with planting borders and brick boundary wall, block paved driveway and parking to the side of

the garage, total parking for 3-4 cars, single GARAGE 3.0m x 6.0m (9'10" x 19'11"); windows to the side and oil storage tank. There is access along the side of the house leading to good-sized rear garden with stone paved patio, large lawn with planting borders, outside light and power sockets, concrete posts and timber panelled boundary fence.

HEATING: Oil fired hot water central heating system complemented by sealed unit double glazing in hardwood frames.

SERVICES: Mains water, electricity and drainage are connected. Gas is not available in Gisburn.

TENURE: We are informed by the owner that the property is freehold.

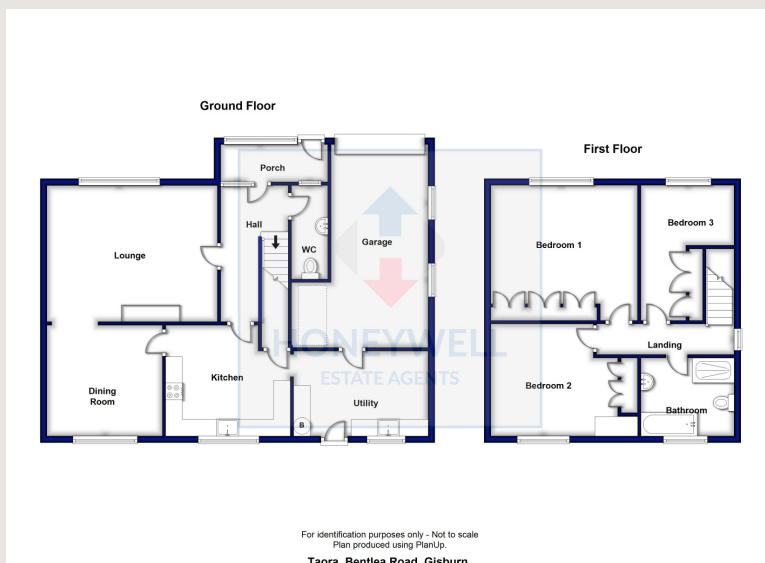
COUNCIL TAX BAND E.

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

VIEWING: By appointment with our office.

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