

4 TRAVELLERS COURT
GISBURN
BB7 4NF

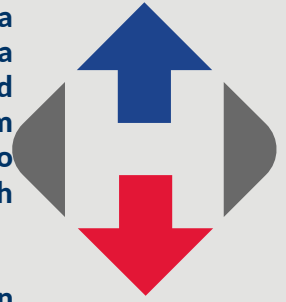
Offers around £149,950



- Modern end-mews style house
- 2 double bedrooms, 3-pce bathroom
- Lounge with log burner & patio doors
- Attractive rear garden adjoining field
- Situated at the end of a cul-de-sac
- Ample parking for 3/4 cars
- Spacious fitted dining kitchen
- 83 m2 (896 sq. ft) approx.

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A modern end mews style house situated in the corner of a cul-de-sac on a generous plot with ample parking to the front including space to store a caravan or motorhome. This attractive house offers well-planned accommodation with a spacious dining kitchen to the front with utility room off, to the rear is a lounge with log burning stove and patio door leading to the rear garden. The first floor has two double bedrooms both with wardrobes and a modern 3-piece bathroom with shower over the bath.



The house benefits from oil fired central heating, which was installed in 2017, double glazing and an attached workshop. Gisburn provides great access to Clitheroe, Skipton, Barnoldswick and Barrowford and offers good village amenities including an Ofsted 'Outstanding' Primary School, Church, Public House and Deli. Viewing is recommended.

LOCATION: Travelling into Gisburn from the Clitheroe direction proceed straight on through the centre of the village and straight on at the mini roundabout. Turn first right into Travellers Court and follow the road around to the left and the house can be found in the far-left corner.

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

ENTRANCE HALL: Through PVC front door, staircase of to first floor.

DINING KITCHEN: 4.9m x 3.1m (16'2" x 10'1"); fitted range of white gloss wall and base units with complementary laminate working surface with tiled splashback and under unit lighting, stainless steel single drainer sink unit with mixer tap, electric cooker point, dishwasher, integrated fridge freezer, space for dining table and chairs, tiled floor and under stairs pantry.

LOUNGE: 4.2m x 3.0m (13'9" x 9'9"); log burner with feature stone chimney breast, laminate flooring, television point and patio doors opening to the rear garden.

UTILITY ROOM: 2.5m x 2.1m (8'4" x 7'); doorway to front driveway, plumbing for a washing machine and door to workshop.

FIRST FLOOR:

BEDROOM ONE: 3.1m + wardrobe x 3.2m (10'1" + wardrobe x 10'5"); built-in wardrobe with sliding doors, built in wardrobes to either side of the bed.





BEDROOM TWO: 4.2m x 2.0m (13'9" x 6'5"); fitted wardrobe with sliding doors and attractive outlooks across open fields.

BATHROOM: With a modern 3-piece white suite with low suite W.C. pedestal wash hand basin, panelled bath with shower over and glass shower screen, chrome heated ladder style towel rail, part-tiled walls and extractor fan.

OUTSIDE: The property occupies a generous plot with ample parking to the front and space to store a motorhome, caravan or trailer. There is parking for 3 cars and front garden with stone boundary wall, artificial grass and pathway to the front door. WORKSHOP, attached to the side of the house with Worcester Oil fired central heating boiler, power and light. A door leads to the rear garden with covered log store and bike shed. The landscaped rear garden has a covered decked patio area, greenhouse, raised flower beds with central pathway leading the rear patio area with stone table, built-in BBQ and open timber summerhouse/gazebo. The rear boundary adjoins an open field.



HEATING: Oil fired hot water central heating complemented by sealed unit double glazing.

SERVICES: Mains water, electricity and drainage are connected.

COUNCIL TAX BAND B.

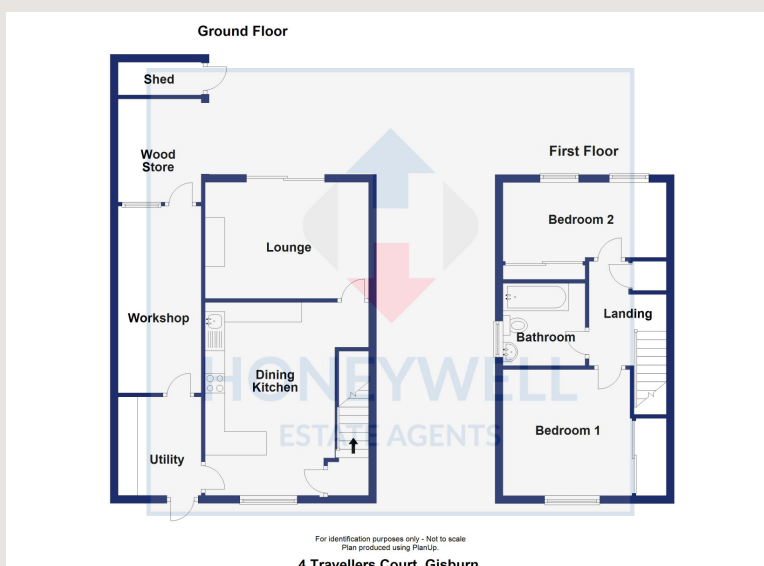
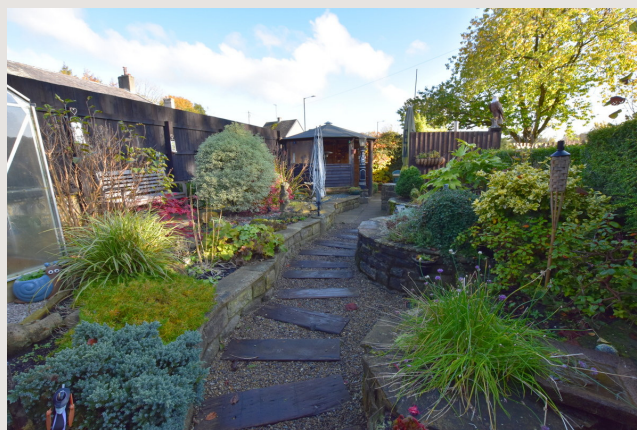
TENURE: The property is Freehold.

EPC: The energy efficiency rating for this property is D

VIEWING: By appointment with our office.

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