

9 VALLEY VIEW
GRINDLETON
BB7 4RP

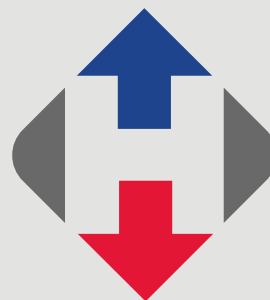
£224,950



- A superbly presented mid-quasi semi
- 3 bedrooms, 3-pce bathroom
- Gardens to the front & rear
- Gas CH & PVC DG
- Fully renovated to a high standard
- Exceptional views of Pendle Hill
- Good-sized PVC conservatory
- 87m² (934 sq ft) approx.

honeywell.co.uk

Situated in an enviable spot in the highly sought after Ribble Valley village of Grindleton this mid quasi semi-detached home has been fully renovated throughout by the current vendor to a high specification, including oak doors and handrails as well as acrylic work surfaces in the kitchen.



The living accommodation comprises a spacious entrance hallway, large dual aspect living room open to a fitted kitchen, PVC conservatory, three first floor bedrooms and a modern three-piece shower room.

The property enjoys an enviable view to the front over the surrounding countryside towards Pendle Hill. Viewing is recommended.

LOCATION: Leave Clitheroe on Chatburn Road and follow the road out of town to the next roundabout by the hospital. Proceed straight over and into the village of Chatburn. Drop down towards the centre of the village and turn left onto Ribble Lane. Follow the road down and across the bridge into the village of Grindleton. At the next T-junction turn right and proceed up the hill. Continue straight on at the top of the hill onto Valley View. Number 9 is on the left hand side.

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

ENTRANCE HALLWAY: With PVC external door, meter cupboards, understairs storage space and staircase to the first floor landing.

LIVING ROOM: 6.1m x 3.4m (20'2" x 11'3"); with a 'Living Flame' gas fire in a feature surround, low voltage lighting and open to:

FITTED KITCHEN: 3.6m x 2.4m (11'9" x 7'9"); with a range of quality fitted base and matching wall storage units and display cabinets with acrylic working surfaces, a range of built-in appliances including Neff electric oven, 4-ring electric hob with a stainless steel extractor hood over, built-in fridge freezer, built-in dishwasher, built-in washing machine, single drainer stainless steel sink unit, understairs storage cupboard and partially-tiled walls.

PVC CONSERVATORY: 4.0m x 2.9m (13'2" x 9'8"); with laminate wood effect flooring and PVC double doors.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 3.7m x 3.1m (12'3" x 10'1"); with fitted wardrobes to one wall.





BEDROOM TWO: 3.3m x 3.3m max 2.7m min (10'8" x 10'8" max 8'11" min).

BEDROOM THREE: 3.6m x 2.3m max 1.3m min (11'9" x 7'6" max 4'5" min).

SHOWER ROOM: With a modern 3-piece white suite comprising low level w.c., pedestal washbasin and a corner shower enclosure with rain shower and separate mixers shower, low voltage lighting, extractor fan and partially-tiled walls.

OUTSIDE: To the front of the property a pathway leads round to a lawn garden and sitting area with a view over the surrounding countryside towards Pendle Hill, the pathway leads under the property to a good-sized majority lawn rear garden with flowerbeds surrounding. The property benefits from a storage outhouse and a separate storage area located on the side of the house.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in PVC frames throughout.

SERVICES: Mains water, electricity, gas and drainage are connected.

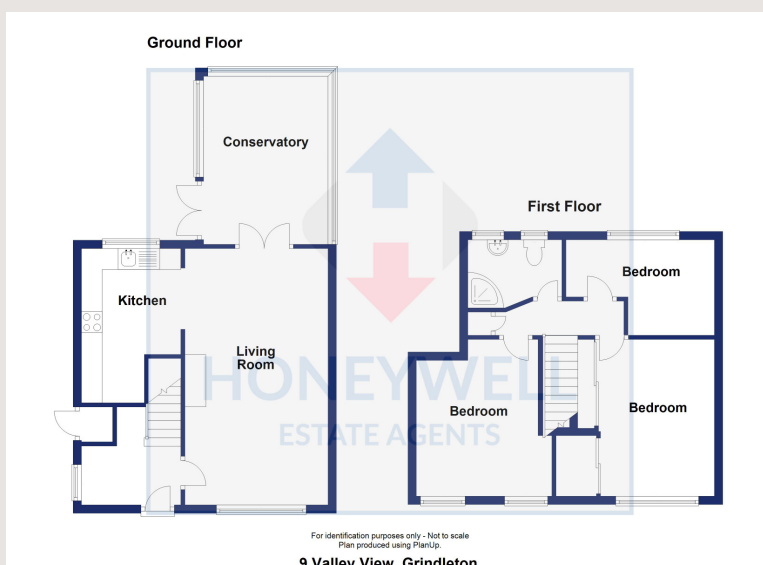
EPC: The energy efficiency rating for this property is D.

COUNCIL TAX BAND B.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





9 Valley View, Grindleton, BB7 4RP
MJ/ZR/230720

Selling your house? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.