

4 THE RIDINGS
IGHTENHILL
BURNLEY
BB12 OLD

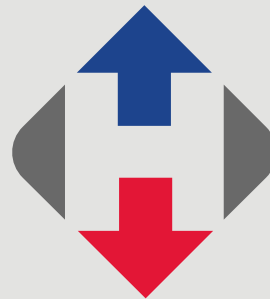
£275,000



- Modern detached family house
- 4 bedrooms, en-suite
- South facing rear garden
- Modern finish throughout
- Stunning open plan dining kitchen
- Lounge with fireplace
- Double drive & garage
- 112 m2 (1,200 sq ft) approx.

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A four bedroom detached house offering a bright modern finish throughout including a recently installed open plan dining kitchen with high gloss fitted units and a contrasting quartz work surface. The house is located on a cul-de-sac within this extremely popular residential area which is within walking distance of two primary schools and only ten minutes' walk across the nearby foot-bridge to the superb Crow Wood Leisure Club and Hotel.



The accommodation comprises a hallway, lounge with contemporary fireplace, dining kitchen with patio doors leading to the garden, utility and cloakroom. Upstairs are four bedrooms with fitted wardrobes to two bedrooms, a modern ensuite shower room and bathroom, both with fully tiled walls. Externally to the front is a block paved double driveway leading to a single garage. To the rear is a south facing garden offering easy maintenance with a modern resin patio area, artificial lawn with well stocked borders and corner pergola. Viewing is essential.

LOCATION: From the Gannow Top roundabout proceed along Pendle Way and continue straight on down the hill, passing Wellfield Primary School. Follow the road around the left hand bend and turn first right into The Ridings and the house can be found on the left hand side.

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

OPEN PORCH: With outside light.

HALLWAY: Through half-glazed PVC front door with coved cornicing, laminate flooring and staircase off to first floor.

LOUNGE: 4.2m x 3.5m (13'8" x 11'6"); coved cornicing, wall light points, television point, laminate flooring, chimney breast housing television point and feature contemporary electric fire.

OPEN PLAN DINING KITCHEN: 6.3m x 3.2m (20'6" x 10'4"); modern contemporary grey high gloss wall and base units with complementary contrasting white quartz working surface and splashback, one bowl stainless steel sink unit with chrome mixer tap, 2 integrated Neff electric

fan ovens with hideaway doors, 4-ring ceramic induction hob with ceiling-mounted stainless steel extractor fan, integrated fridge freezer, feature LED low level lighting, understairs storage area, recessed spotlighting, gloss tiled floor. Dining area with gloss tiled floor, coved cornicing and PVC patio doors opening onto rear garden.

UTILITY ROOM: 2.1m x 1.8m (7' x 5'10"); with grey gloss wall and base units with complementary light laminate work surface, stainless steel sink unit with single drainer and chrome mixer tap, integrated dishwasher and wall cupboard housing Baxi central heating boiler, plumbing for washing machine, space for tumble drier, tiled floor, PVC door to side access, recessed spotlighting.

CLOAKROOM: With 2-piece modern white suite comprising low suite w.c. with push button flush and vanity wash handbasin with storage cupboards under and vanity mirror over, heated ladder style towel rail, fully tiled walls, tiled floor.





FIRST FLOOR:

LANDING: With loft access and airing cupboard, coved cornicing.

BEDROOM ONE: 3.6m + robes x 3.3m (11'8" + robes x 10'11"); extensive range of fitted wardrobes with storage cupboards over the bed and dressing table with drawers.

EN-SUITE SHOWER ROOM: With 3-piece white suite comprising low suite w.c. with push button flush, wall-hung vanity washbasin with storage cupboards under and vanity mirror over, shaver point, corner shower enclosure with fitted digital Mira shower, heated ladder style towel rail, fully tiled walls, tiled floor.

BEDROOM TWO: 3.2m x 3.1m (10'4" x 10); with storage cupboard, coved cornicing.

BEDROOM THREE: 3.7m x 2.5m (12'3" x 8'3"); dormer window to front elevation and fitted wardrobe.

BEDROOM FOUR: 2.8m x 1.9m (9'4" x 6'1").

BATHROOM: With 3-piece modern white suite comprising low suite w.c. with push button flush, wall-hung vanity washbasin with chrome mixer

tap and P-shaped shower bath with matching glass shower screen, chrome mixer tap and thermostatic shower over, fully tiled walls, built-in storage cupboard, tiled floor, heated ladder style towel rail, shaver point.

OUTSIDE: To the front of the property is a block paved double drive providing parking for 2 cars side by side leading to single GARAGE with up-and-over door 5.0m x 2.5m (16'6" x 8'3") with power and light, personal door to side. Gated access along the side of the house leading to an enclosed south facing rear garden with modern contemporary resin patio area and steps up to artificial lawn with planting borders well stocked with plants and shrubs and covered with slate chippings for easy maintenance. In the corner of the garden is a pergola and patio area with power supply.

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

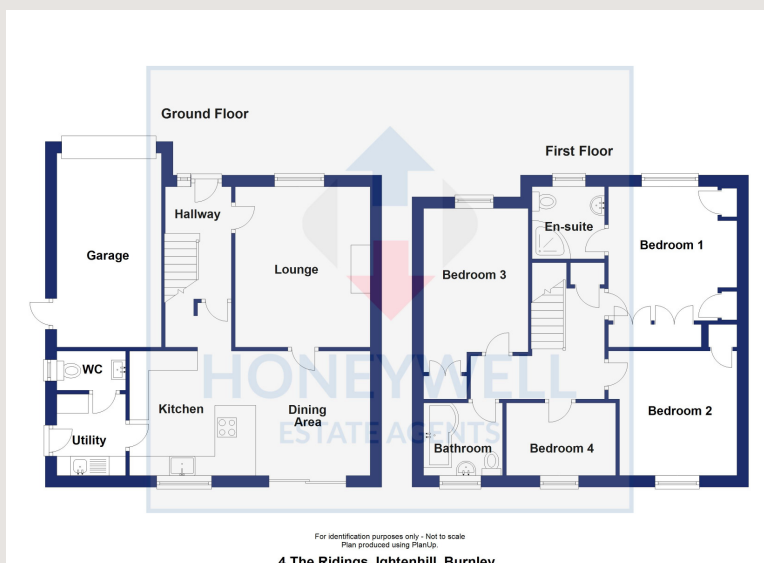
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND D. EPC RATING D.

TENURE: Freehold.

VIEWING: By appointment with our office.





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