

30 ACRESBROOK ROAD  
HIGHAM  
BB12 9BY

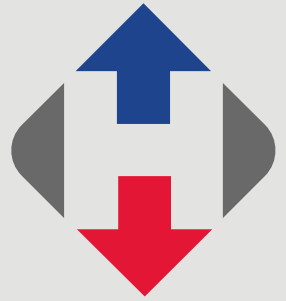
Offers around £350,000



- Spacious detached true bungalow
- 3 double bedrooms
- Lounge with bay window
- Dining kitchen, 2 shower rooms
- Prime cul-de-sac location
- Attractive surrounding gardens
- Drive & attached garage
- 116m<sup>2</sup> (1,250 sq ft) approx.

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**A detached true bungalow situated on a corner plot on a small cul-de-sac within the desirable village of Higham which offers great road links, a village public house and primary school. This spacious bungalow has a good-sized lounge with bay window, dining kitchen, two shower rooms and three double bedrooms. Bedroom two has previously been used as a separate dining room and has patio doors leading to the rear garden.**



**Externally the bungalow has gardens on four sides, a driveway and an attached garage with remote controlled garage door. Viewing is essential as bungalows of this size are hard to find.**

**LOCATION:** Travelling on the A6068 from Padiham to Barrowford, turn left into Higham on Higham Hall Road. Turn first left into Acresbrook Road, continue up the hill and follow the road round the right hand bend. Continue up the hill and number 30 is located in the last cul-de-sac on the left hand side.

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

**ENTRANCE PORCHWAY:** Through PVC front door, coved cornicing and glazed doorway to hall.

**HALLWAY:** With coved cornicing, storage cupboard housing Baxi combination central heating boiler and loft access with ladder leading to some loft storage.

**LOUNGE:** 3.9m narrowing to 3.3m x 6.3m (12'10" narrowing to 10'11" x 20'4"); a spacious lounge with bay window to side elevation and window to front elevation, coved cornicing, recessed spotlighting, television point and fireplace housing electric fire.

**KITCHEN:** 3.4m x 3.9m (11'10" x 12'10"); with a fitted range of wall and base units with complementary laminate work surface and tiled splashback, double electric oven, 4-ring electric hob, 2 bowl stainless steel sink unit with mixer tap, space for a fridge-freezer, space for a table and chairs, coved cornicing and recessed spotlighting.

**SHOWER ROOM:** With a 3-piece suite comprising a low suite w.c., wall-hung wash handbasin, shower enclosure with fitted shower and fully tiled walls.

**DINING ROOM/BEDROOM TWO:** 4.3m x 3.3m (14'2" x 10'11"); with recessed spotlighting, coved cornicing, fitted display cabinet and PVC patio doors opening onto rear garden.







**BEDROOM ONE:** 4.1m x 4.3m (13'7" x 14'2"); with fitted wardrobes with sliding mirrored doors, fitted wardrobes to either side of the bed with storage cupboards over the bed, bedside cabinets with matching drawers, dressing table and covered corning.

**BEDROOM THREE:** 3.9m x 3.2m (12'11" x 10'7"); with coved corning and built-in wardrobes with sliding doors.

**SHOWER ROOM:** 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome taps, large walk-in shower enclosure with fitted thermostatic shower and mermaid shower panels, fully tiled walls, shaver point, recessed spotlighting and airing cupboard with shelving for linen.

**OUTSIDE:** The property is set in a corner plot with garden areas to all four sides. The front garden is mainly laid to lawn with raised planting borders and pathway to front door. There is a concrete drive providing off-street parking leading to an attached GARAGE measuring 5.3m x 4.1m (17'6" x 13'7") with an electrically operated remote controlled up-and-over door, plumbing for a washing machine, loft ladder leading to loft

storage, power and light, and personal door to the rear. There are lawned gardens to either side and to the rear there is a block paved patio area with steps up to the lawn with planting borders, a greenhouse and timber boundary fence.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing. Cavity wall insulation has been installed.

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

**COUNCIL TAX BAND E.**

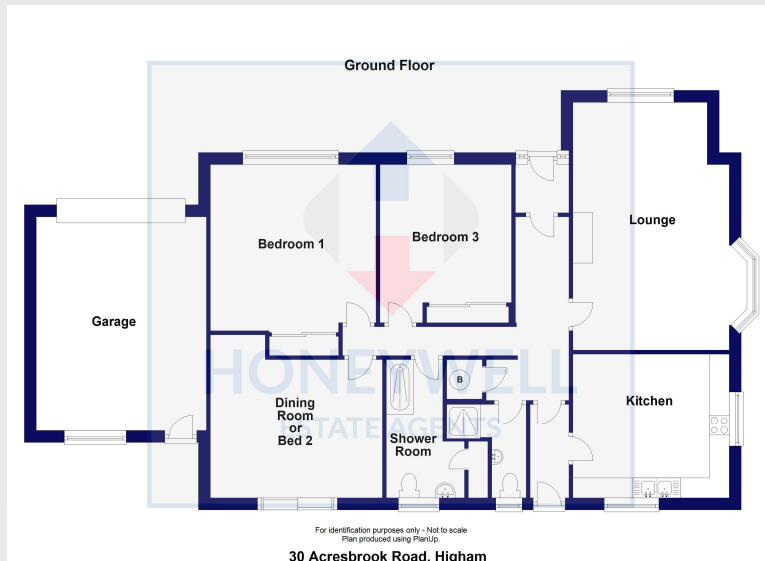
**TENURE:** Freehold.

**VIEWING:** By appointment with our office.

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*30 Acresbrook Road, Higham, BB12 9BY  
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