

THE HOLLIES COPSTER GREEN BB1 9EW

£289,950



- Spacious 4-storey terrace
- Stunning open views
- 3 double bedrooms, 1 en-suite
- Lounge with log burner
- Open-plan kitchen & dining room
- Cellar with snug & storeroom
- Decked patio area with hot tub
- 142m² (1,532 sq ft) approx.

A stunning family-sized terraced house which offers a spacious 1,532 sq.ft accommodation across four floors. The property has outlooks across Copster Green to the front and outstanding views from the rear across the Ribble Valley towards Pendle Hill.

This attractive house has been modernised throughout with bright and airy decoration. On the ground floor to the front is a lounge with log burner and at the rear is a smart grey kitchen which is open to the dining room. Downstairs there is a snug/office, utility room and cellar storage room. The first floor has two double bedrooms both with fitted wardrobes and a 3-piece bathroom. On the top floor is the master bedroom with en-suite shower room, the dormer window to the rear offers the most fantastic view. Externally there is a good-sized, well-stocked garden with patio and to the rear is a decked area with pergola and hot tub. Viewing is essential to appreciate the size of this house.

LOCATION: Travelling on the A59 from Clitheroe towards Copster Green continue along the long straight and as the road bends to the left on the approach to Yu restaurant on the right, turn left onto the track. Continue straight on, and take the second right, and the house can be found after approximately 200 yards on the left.

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

ENTRANCE: Through modern PVC Rockdoor into lounge.

LOUNGE: 4.5m x 3.7m (14'10" x 12'0"); with feature square bay window to the front with outlooks across Copster Green, fitted shutters, coved cornicing, television point, feature fireplace housing contemporary log burning stove sat on a stone flagged hearth and wall-light points.

KITCHEN: 4.5m x 3.7m (14'10" x 12'0"); with a modern fitted range of grey Shaker style wall and base units with complementary laminate work surface and tiled splashback. Integrated Neff double electric oven, 4-ring stainless steel gas hob with extractor over, one-and-a-half bowl stainless steel sink unit with mixer tap, integrated slimline dishwasher, fitted wine rack, fitted breakfast bar

with feature pendulum lighting over, oak flooring and open to dining room.

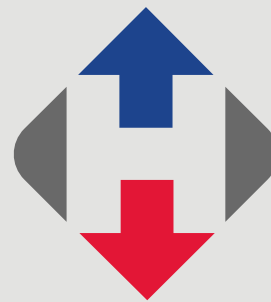
DINING ROOM: 3.3m x 2.1m (10'9" x 6'11"); with attractive views towards Pendle Hill, fitted shutters, oak flooring and PVC Rockdoor leading to exterior.

LOWER GROUND FLOOR: With staircase off from kitchen.

SNUG/STUDY: 4.4m x 3.5m (14'4" x 11'6"); with feature exposed stone wall and fireplace with feature lighting, recessed spotlighting, coved cornicing and doorway to utility room.

UTILITY ROOM: 1.9m x 3.1m (6'4" x 10'2"); with a stainless steel sink unit, plumbing for a washing machine, space for a tumble dryer, wall-mounted Worcester combination central heating boiler and PVC Rockdoor leading to decked area.

To the front of the property on the Lower Ground Floor is a CELLAR STORAGE ROOM measuring 4.3m x 3.5m (14'0" x 11'7") with electric, light and power.





FIRST FLOOR:

LANDING: With window to side elevation, feature corner staircase off to second floor with understairs storage cupboard and additional fitted storage cupboard.

BEDROOM TWO: 3.1m x 3.2m (10'1" x 10'5"); with attractive outlooks across Copster Green, fitted double wardrobe, laminate flooring and feature cast iron fireplace.

BEDROOM THREE: 4.5m x 2.0m (14'10" x 6'6"); with excellent views towards Pendle Hill, fitted range of wardrobes, built-in drawers and matching bedside cabinet and laminate flooring.

BATHROOM: With 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome taps and P-shape shower bath with chrome mixer tap and thermostatic shower over with glass shower screen, part-tiled walls, tall contemporary radiator, extractor fan and recessed spotlighting.

SECOND FLOOR:

BEDROOM ONE: 7.4m x 3.2m total measurement including en-suite, limited headroom in parts (24'1" x 10'5" total measurement including en-suite, limited headroom in parts);



Bedroom Area: With dormer window to rear with stunning views across the Ribble Valley towards Pendle Hill, range of built-in wardrobes and drawers, recessed spotlighting and Velux window.

En-suite Shower Room: With a 3-piece white suite comprising a low suite w.c., pedestal wash-hand basin, fitted shower enclosure with Mira thermostatic shower, part-tiled walls, extractor fan and recessed spotlighting.

OUTSIDE: To the front of the property is a long front garden with stone paved pathway and patio with well-stocked planting borders. To the rear there is a decked patio area with pergola, hot tub and outside w.c.

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

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

TENURE: Freehold.

COUNCIL TAX BAND D.

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

VIEWING: By appointment with our office.





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