

FOR SALE



Superb detached property with stunning panoramic countryside views

Fairmead, 271 Halifax Road, Pendle, Lancashire, BB9 0ER

- ❁ Detached property set in a superb plot extending to approximately one quarter of an acre
- ❁ Double garage and large drive for up to six cars
- ❁ Simpsons fitted kitchen including a virtually brand new range cooker
- ❁ Conservatory and well maintained patio overlooking open countryside
- ❁ Substantial well maintained front and rear gardens with PVC greenhouse
- ❁ Positioned on the border of Nelson and Briercliffe and within walking distance of Nelson Golf Club
- ❁ Three bedrooms and two fully equipped modern bathrooms
- ❁ Re-roofed in recent years with a part boarded loft
- ❁ Unspoilt, panoramic countryside views
- ❁ Gas central heating and sealed unit double glazing

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is located towards the top of Halifax Road close to the junction with Kings Causeway being within walking distance of Nelson Golf Club.

The detached house is located on the edge of open countryside with panoramic views. Located in one of the finest positions in the borough of Pendle.

The property is positioned in an open countryside location on the edge of Burnley and Nelson being close to the village of Briercliffe.

Description

A substantial detached true bungalow in a significant plot positioned in one of the finest positions in the borough of Pendle.

The property has been owned by the same family for over 30 years and comprises of a large double lounge, handmade Simpson's fitted kitchen, three bedrooms and two recently installed modern fully equipped bathrooms. The property has a large double garage and a driveway for up to six cars.

The detached residence has been well maintained having been re-roofed in recent years. It features a six car driveway with mature shrubbery and planting.

To the rear of the property is a well sized patio together with a beautiful manicured garden, having panoramic views of the open countryside.

The property would lend itself to an impressive two storey extension and could create a significant family home, subject to obtaining the necessary local planning consent.

Accommodation

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Living Room	6.2 x 5.1	339.0	31.4
Dining Room	4.4 x 3.6	169.9	15.7
Conservatory	4.4 x 3.6	169.9	15.7
Kitchen	5.8 x 4.6	285.0	26.4
Master Bedroom	4.4 x 3.9	184.3	17.1
Master En-suite	3.2 x 1.9	66.1	6.1
Bedroom 2	4.4 x 3.9	184.3	17.1
Bedroom 3	4.4 x 2.5	118.0	10.9
Main Bathroom	3.5 x 1.8	67.2	6.24
Garage	5.4 x 5.2	300.9	27.9
GIA		2,033.9	188.9

Price

Offers in the region of £425,000

Council Tax

Whiteacres have been verbally informed that the council tax band for the property is F.

This information must be checked and verified by contacting Pendle Borough Council on 01282 661661.

Services

The property has the benefit of mains water, gas and electricity.

Service Responsibility

It is the prospective purchaser's responsibility to verify that all services, appliances are in working order and are of suitable purpose being adequate for their needs.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

Please contact the agents:

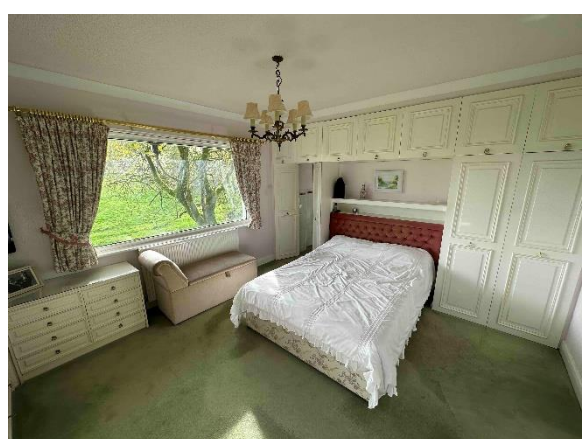
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Whiteacres Property
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BB12 8HG



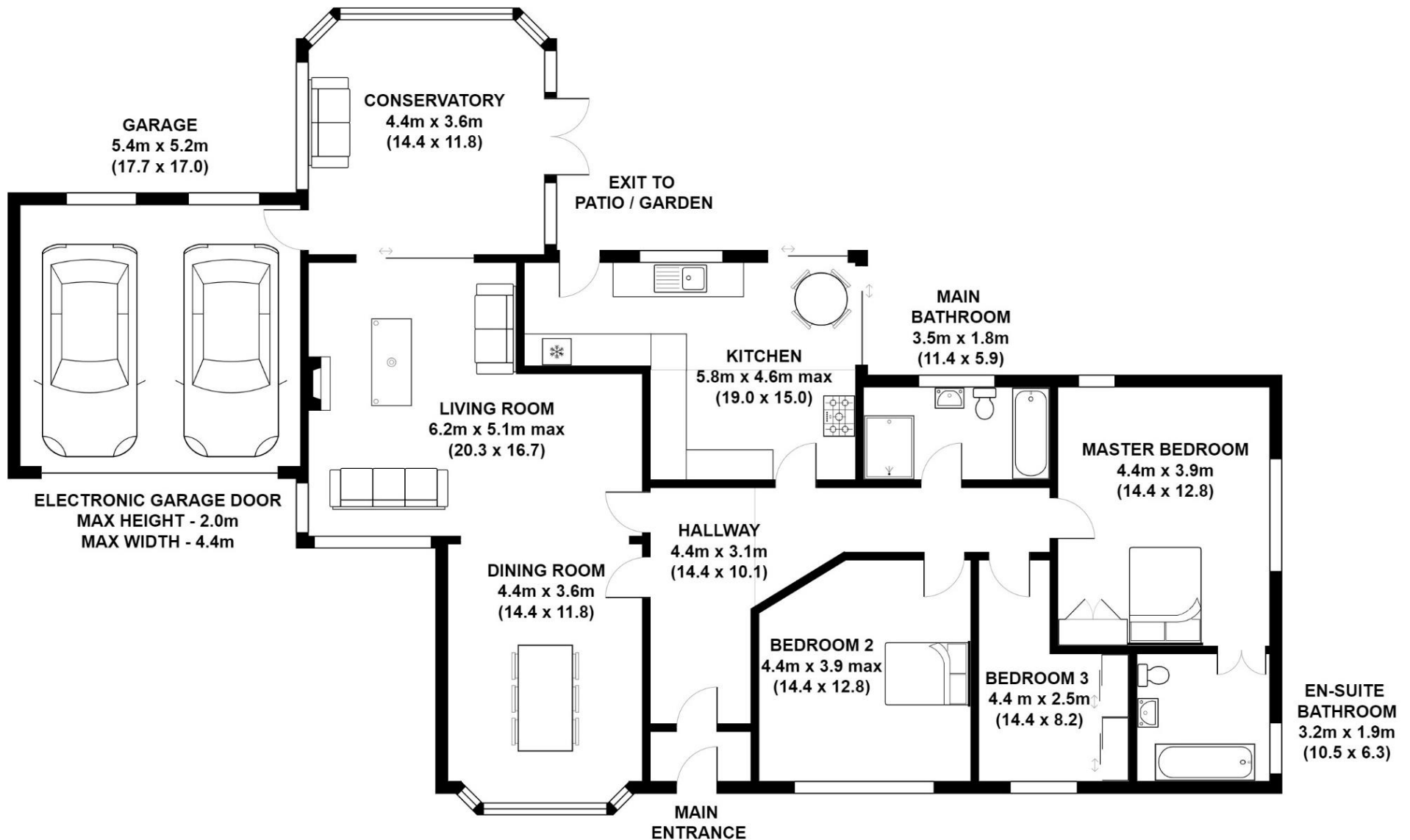






Extensive Bungalow Premises

Approx 188.9 sq. meters (2,033.9 sq. feet)



For illustration purposes only - not to scale

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