

DESCRIPTION

**** 4 BEDROOMS - DETACHED - EN SUITE - INTEGRAL GARAGE ****

Nestled within the highly desirable estate of Valour Park, this inviting family home promises spacious living accommodations tailored for modern living. Boasting four bedrooms, including a luxurious master with its own ensuite bathroom and an additional family bathroom, this home offers ample space for the entire family.

The ground floor showcases intelligent design, featuring a well-appointed dining kitchen complete with integrated appliances, a separate utility room for added convenience, a practical WC, and a cosy living area perfect for unwinding after a long day. Adding further utility, the ground floor also boasts an integral garage, providing valuable storage space.

Venture upstairs to discover the four generously proportioned bedrooms, each offering comfort and tranquility.

Surrounded by essential amenities, including high schools, the local public house such as the 'George IV Pub', 'Lowerhouse Lodge', and 'Gawthorpe Hall' offer abundant opportunities for leisure and recreation.

Schedule a viewing today and seize the opportunity to embrace the lifestyle you deserve!







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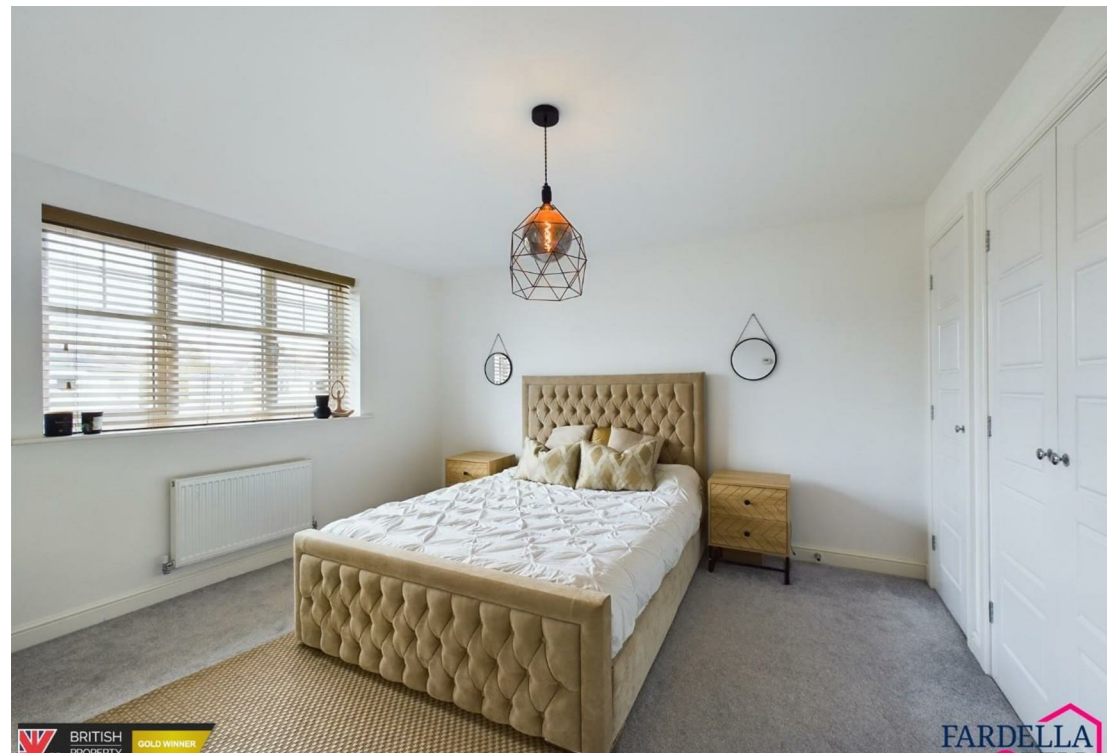
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Entrance Hallway

Light point, laminate flooring, radiator, under stairs storage, open balustrade staircase and access to kitchen, living room and integral garage.

Living Room

uPVC double glazed window, modern media wall with lighting and electric fire, laminate flooring, ceiling light point, radiator and double doors to the dining room.

Kitchen Dining Space

Open kitchen dining space, laminate flooring, a mixture of ceiling light point and spotlights, radiators, doors out to the rear garden, breakfast bar area, a mixture of wall and base units with laminate work surfaces, stainless sink with drainer and mixer tap, uPVC double glazed window, electric double oven, gas hob with overhead extractor point, integrated fridge freezer and electrical sockets for work top appliances.

Utility Room

Rear door to garden, ceiling light point, base unit, laminate work surface, stainless sink with drainer & mixer tap, plumbing for a washer and dryer / dishwasher and access to the downstairs WC. The gas central heating boiler is also housed in the utility.

WC

uPVC double glazed frosted window, wc, cloakroom sink, chrome mixer tap, radiator and extractor point.

Bedroom One with En-Suite

uPVC double glazed window, radiator, ceiling light point, thermostat, fitted wardrobe storage and carpet.

En-Suite with uPVC double glazed window, light point, shaving point, partially tiled walls, radiator, extractor point, sink with chrome mixer, push button toilet, shower cubicle with glass door and mains fed shower.

Bedroom Two

To the rear aspect with uPVC double glazed window, radiator, carpet, ceiling light point and fitted wardrobe storage.

Bedroom Three

uPVC double glazed window, carpet, ceiling light point and fitted carpet.

Bedroom Four

uPVC double glazed window, carpet, ceiling light point and fitted carpet.

Family Bathroom

uPVC frosted double glazed window, sink with mixer tap, push button wc, light point, shaving point, partially tiled walls and panelled bath with chrome mixer.

Exterior

This charming property features a picturesque plot, predominantly laid to lush green lawn, accented by a paved patio area perfect for outdoor gatherings and relaxation. Bound by sturdy fencing, the boundaries offer privacy and security, while side access ensures convenience for all occupants. Enjoy the serene ambiance of the meticulously landscaped surroundings, providing a tranquil retreat for leisurely moments or outdoor activities.

Garage

The property includes an integral garage complete with an up and over door for easy access. Inside, you'll find convenient lighting and electrical points, providing functionality and versatility to the space. Whether utilised for parking, storage, or as a workshop, this well-equipped garage offers ample opportunities to cater to your needs.

Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Freehold' and the Council Tax Band is 'D'

The title register shows the property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative.

Parking - Driveway

Rights and easements – public rights of way to access driveway

Restrictions – not a conservation area, not a listed building status, no tree preservation orders in place.

Building safety – no visible risks

Accessibility/Adaptations – Wheelchair access, essential living accommodation on entrance level and bedrooms to the first floor

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Continued development of the park

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

Disclaimer

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the

seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes

before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be

given or implied as to their working order

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Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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