



Hilton & Horsfall

BB7 3JG

Eaves Hall Lane, West Bradford, Clitheroe Offers In The Region Of £89,950

A brilliant opportunity has arisen to acquire this beautifully presented two bedroomed park home. Situated on the picturesque Three Rivers Woodland Park which is located on the outskirts of West Bradford. This is perfect for someone who is looking for a semi-rural home, having plenty of countryside walks right from the doorstep. The popular town of Clitheroe is located close by offering local amenities, transport links, primary and secondary schools. Affording many noteworthy features throughout and briefly comprising of: a modern open plan living room / dining kitchen, two well proportioned bedrooms (master bedroom having a three piece ensuite bathroom) and a modern three piece shower room. Externally you will find a gravel chipped driveway providing off road parking for two cars, composite decked terrace and a mature lawn to the side. Early viewing is advised to avoid disappointment. One not to be missed.

Hilton &
Horsfall

RIBBLE VALLEY
20 WELLGATE
CLITHEROE
LANCASHIRE. BB7 2DP
T: 01200 435667

BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024



Hilton & Horshall



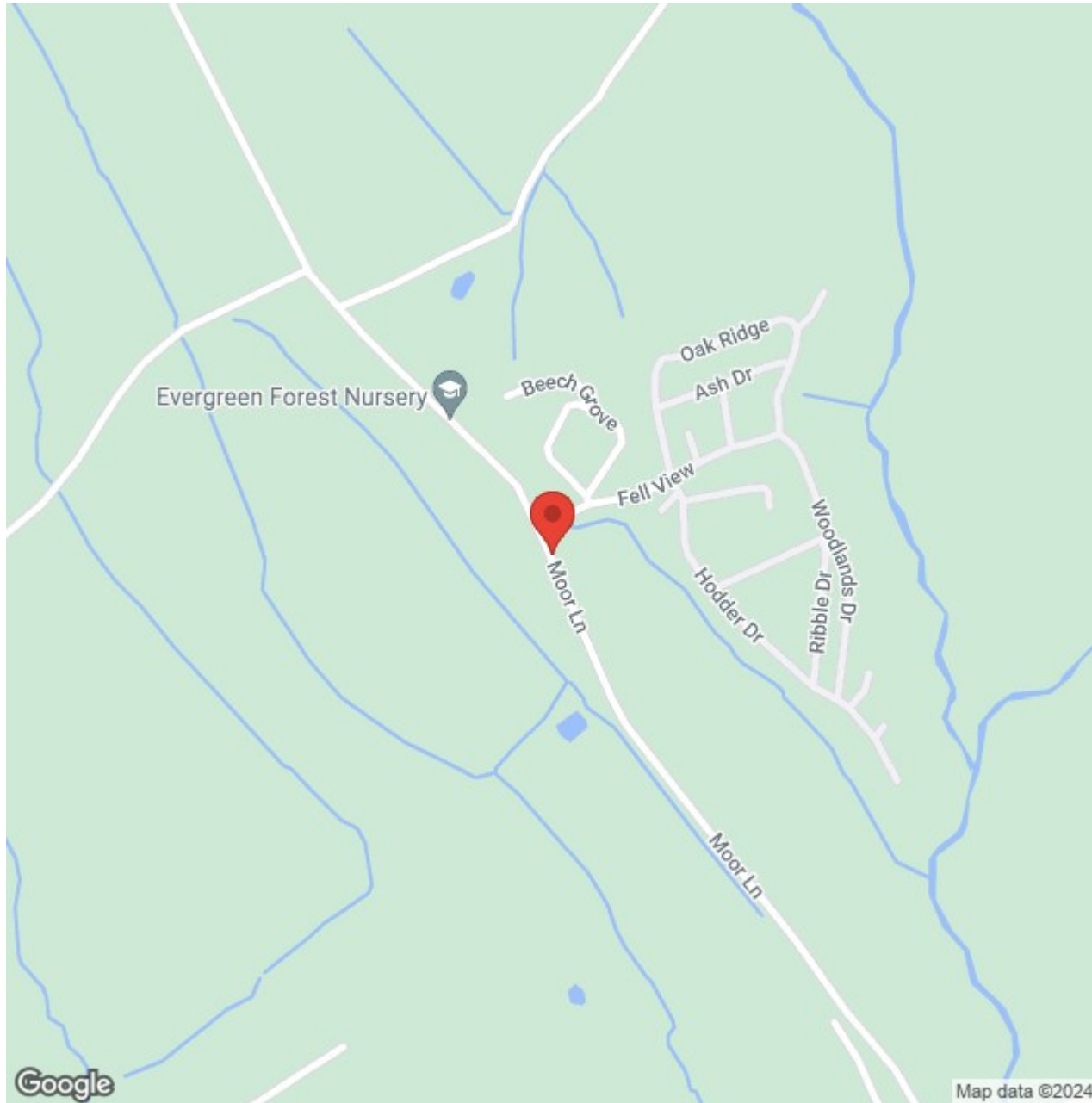
Hilton & Horshall



Hilton & Horshall



Hilton & Horshall





Lancashire

A brilliant opportunity has arisen to acquire this beautifully presented two bedroomed park home. Situated on the picturesque Three Rivers Woodland Park which is located on the outskirts of West Bradford. This is perfect for someone who is looking for a semi-rural home, having plenty of countryside walks right from the doorstep. The popular town of Clitheroe is located close by offering local amenities, transport links, primary and secondary schools. Affording many noteworthy features throughout and briefly comprising of: a modern open plan living room / dining kitchen, two well proportioned bedrooms (master bedroom having a three piece ensuite bathroom) and a modern three piece shower room. Externally you will find a gravel chipped driveway providing off road parking for two cars, composite decked terrace and a mature lawn to the side. Early viewing is advised to avoid disappointment. One not to be missed.

LIVING ROOM 10'9" x 13'4" (3.281m x 4.071m)

A family sized living having settees with one having an electric footrest and the other a bed settee, television point, electric fire, inbuilt ceiling bluetooth speakers, 2x wall mounted modern radiators, recessed LED spotlights, and uPVC double glazed patio sliding doors leading out to the decked balcony area.

KITCHEN 13'2" x 10'4" (4.021m x 3.170m)

Offering a range of fitted wall and base units with contrasting worktops over, wood effect flooring, inset sink with chrome mixer tap, integrated Belling oven / grill, 5 ring gas hob, Hotpoint microwave, integrated wine cooler, built in washer / dryer, Indesit dishwasher, storage cupboard with access to Vaillant boiler, freestanding American style fridge / freezer, dining table and chairs, recessed LED spotlights, uPVC double glazed window and velux to the rear elevation and uPVC double glazed door to the front elevation.

BEDROOM ONE 12'11" x 11'10" (3.960m x 3.623m)

A bedroom of double proportions having 1x king size bed with storage under, an inbuilt vanity desk and chairs, 4x wall lights, 1x central heating radiator, recessed LED spotlights,

door to walk in wardrobe space, door to en-suite bathroom, uPVC double glazed windows to the front and rear elevation and a velux window to the front elevation.

EN-SUITE

A modern three piece en-suite shower room comprising of: a panelled bathtub with chrome mixer tap and shower over, pedestal sink with chrome mixer tap, push button w.c, heated chrome towel rack, shaving point, air extraction fan, recessed LED spotlights and uPVC double glazed frosted window to the front elevation.

BEDROOM TWO 8'6" x 7'2" (2.612m x 2.198m)

A well proportioned bedroom having doors to wardrobe space, 1x central heating radiator, recessed LED spotlights and uPVC double glazed window to the front elevation.

BATHROOM

A contemporary three piece bathroom comprising of: a shower cubicle, wash basin on vanity unit with chrome mixer tap, low level w.c, heated chrome towel rack, shaving point, air extraction fan, recessed LED spotlights and uPVC double glazed frosted window to the rear elevation.

EXTERNALLY

Externally you will find a gravel chipped driveway providing off road parking for two cars, composite decked terrace with space for garden furniture, 6x8 shed on a concrete base with a storage box behind and a mature lawn to the side.

ADDITIONAL INFORMATION

Site fees are paid up until Jan 2025, there is also going to be a pond across from the park home which can be overlooked from the sun terrace providing lovely views.

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and

no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk



Hilton &
Horsfall

BB7 3JG

OUTSIDE

Externally you will find a gravel chipped driveway providing off road parking for two cars, composite decked terrace with space for garden furniture, 6x8 concrete shed with a storage box behind and a mature lawn to the side.







Hilton &
Horsfall



Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)