

FOUR WINDS
WHITEHALL LANE
GRINDLETON
BB7 4RL

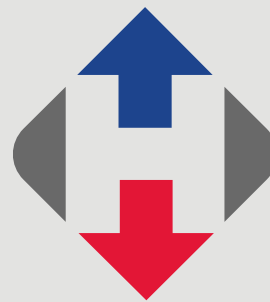
£419,950



- Detached dormer bungalow
- 3 double bedrooms
- Living/dining room & kitchen
- Stunning hillside location
- Excellent potential
- Needs full modernisation
- UPVC double glazing
- 130m² (1,395 sq ft) approx.

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Situated on Whitehall Lane on the hillside overlooking the village of Grindleton and the Ribble Valley countryside, this detached dormer bungalow now requires modernisation throughout but offers superb scope for improvement and/or extending (subject to the necessary permissions). The property enjoys an excellent-sized plot with attractive gardens to the side and rear, both of which adjoin open fields. The property also boasts a detached garage and outbuildings.



Internal accommodation comprises an entrance porch, hallway, open-plan living/dining room, separate kitchen, ground floor bedroom and bathroom. On the first floor are two further good-sized double bedrooms and a separate washroom.

LOCATION: Leave Clitheroe on Chatburn Road and follow the road straight over the roundabout and into the village of Chatburn. After dropping down into the centre of the village, turn left onto Ribble Lane and follow this road all the way along and over the bridge into Grindleton. Turn right up the hill and then left at the top onto Main Street. Follow this road up the hill, through the village, before turning left onto Whitehall Lane. Four Winds is the first house on the left.

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

ENTRANCE PORCH: With double UPVC patio doors, tiled flooring and glazed door to:

HALLWAY: With staircase to an open balustrade first floor landing, understairs storage cupboard, separate built-in storage cupboard and telephone point.

LIVING/DINING ROOM: 4.3m x 7.9m (14'0" x 26'0"); with an open fire in a feature surround, television point and glazed external door to the side of the property.

KITCHEN: 4.2m x 2.5m (13'11" x 8'0"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, breakfast bar, built-in electric oven, 4-ring electric hob, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine and composite external door to the rear of the property.

BEDROOM THREE: 3.0m x 4.2m (10'0" x 13'10"); with built-in storage cupboards and television point.

BATHROOM: With a 3-piece suite comprising a low level w.c., pedestal wash-hand basin and a panelled bath, fully tiled walls, built-in storage cupboard and heated towel rail.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.2m x 4.4m (13'11" x 14'5"); with built-in storage cupboard, telephone point and under eaves storage space.





BEDROOM TWO: 3.0m x 4.3m (9'9" x 14'1"); with built-in wardrobes, built-in storage cupboard and under eaves storage space.

WASHROOM: With a 2-piece suite comprising a wash-hand basin and low level w.c.

OUTSIDE: The property is situated in an excellent-sized plot with a driveway leading to a DETACHED GARAGE with up-and-over door and 2 ATTACHED STOREROOMS.

To the front of the property are flowerbeds and hedgerows. The property benefits from gardens to the rear and side, both of which adjoin open fields and enjoy elevated views over Grindleton and the Ribble Valley countryside. The gardens are mainly laid to lawn with flowerbeds, hedgerows and mature trees including a monkey puzzle tree.

HEATING: Fitted electric night storage heaters complemented by double glazed windows in UPVC frames throughout.

SERVICES: Mains water, electricity and drainage are connected. Whilst mains gas is not currently connected to the property, mains gas is available to Whitehall Lane.



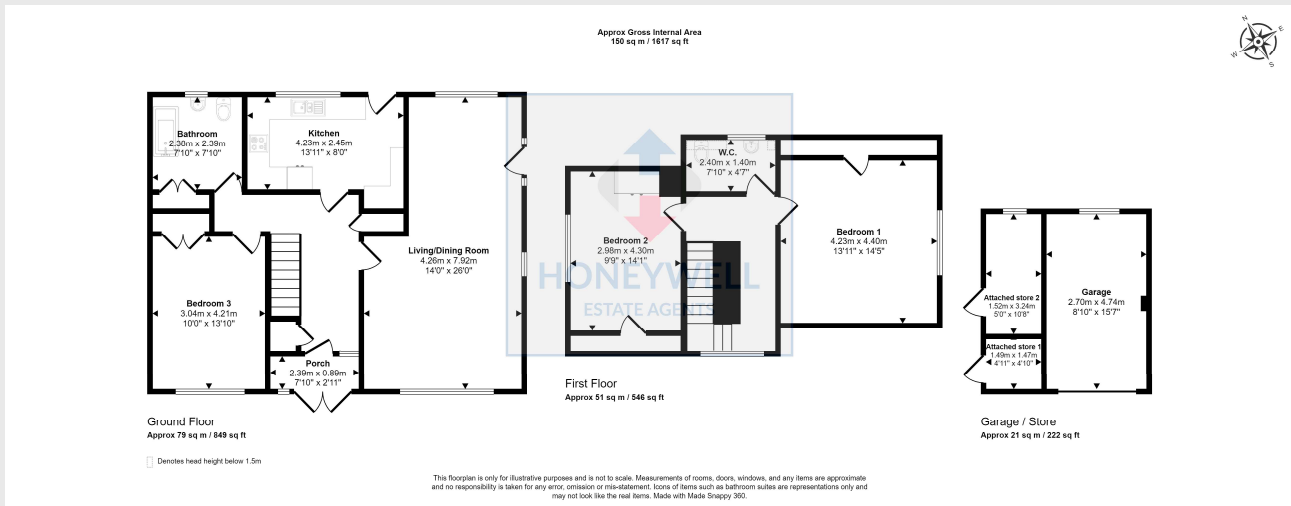
TENURE: Freehold.

COUNCIL TAX BAND F.

VIEWING: By appointment with our office.

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