



Honeywell
SELECT

Hillrise, 515 Gisburn Road, Blacko

Spacious detached family home with views

£525,000



- Fantastic views of Blacko Tower
- 4 double bedrooms
- Lounge, dining rm, conservatory
- Kitchen, games room, cloakroom
- Good-sized plot, lawned gardens
- 229 m² (2,467 sq ft) approx. inc garage

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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Hillrise, 515 Gisburn Road Blacko

A spacious detached family house situated on this attractive plot which offers beautiful views towards Blacko Tower to the front and elevated views across open countryside to the rear. The house does not require modernisation but offers fantastic potential to create a beautiful family home.

There is a central hallway which leads to the large lounge with patio doors open into the conservatory, 2-piece cloakroom, formal dining room and kitchen which leads to a games room and access to the double garage. Upstairs there are four double bedrooms and a 3-piece shower room. The property is set on an attractive plot with ample parking to the front and a lawned side and rear garden. The rear garden is south-west facing and attracts the afternoon sun. Viewing is recommended to appreciate the potential this house has to offer.

LOCATION: From Barrowford continue through Higherford and up the hill into Blacko passing the primary school on the right. Proceed for another ¼ mile and the house can be found on the left hand side.

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE PORCH: With half-glazed hardwood door with tiled floor and door to:

HALLWAY: With coved cornicing and staircase off to first floor with understairs storage.

CLOAKROOM: 2-piece suite comprising a pedestal wash-hand basin and low suite w.c., part-tiled walls.

LARGE LOUNGE: 4.2m x 8.1m (13'9" x 26'6"); with outlooks towards Blacko Tower to the front, electric fireplace with wooden surround, wall light points, coved cornicing and patio doors leading to:

CONSERVATORY: 3.1m x 2.4m (10'3" x 7'10"); a wood-framed double glazed conservatory with wooden flooring and French doors opening to rear garden.



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DINING ROOM: 3.5m x 4.4m (11'7" x 14'7"); with outlooks towards Blacko Tower and coved cornicing.

KITCHEN: 3.6m x 3.3m (11'8" x 10'10"); with a fitted range of wood-fronted wall and base units with complementary laminate work surface and tiled walls, one-and-a-half bowl stainless steel sink unit with mixer tap, Neff double electric oven, 4-ring stainless steel gas hob with extractor over, integrated Miele dishwasher, excellent views, tiled floor and door to:

GAMES ROOM: 4.8m x 5.5m (15'7" x 18'2"); a large space which could either be used for games/entertainment or utility space with wall-mounted Vaillant central heating boiler, PVC door to rear garden and door to integral garage.

FIRST FLOOR:

LARGE LANDING: With window to front elevation with excellent views towards Blacko Tower.

BEDROOM ONE: 4.2m x 4.1m (13'9" x 13'6"); with a fitted range of wardrobes, dressing table with drawers and elevated outlooks across open countryside.

BEDROOM TWO: 3.6m x 3.8m (11'11" x 12'6"); with fitted wardrobes, storage cupboards and excellent views.

BEDROOM THREE: 4.3m x 3.6m (13'11" x 11'10"); with fitted wardrobe, dressing table with drawers and a view of Blacko Tower.

BEDROOM FOUR: 3.6m x 3.3m (11'9" x 10'10"); with a view of Blacko Tower.

SHOWER ROOM: 3-piece white Roca suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome tap, corner shower enclosure with fitted Mira Zest electric shower, fully tiled walls and linen cupboard.



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OUTSIDE: The property has gated access leading to a paved driveway providing ample parking and turning which leads to a **DOUBLE GARAGE** measuring 4.8m x 5.7m (15'9" x 18'7") with up-and-over door, power and light. There is access along the right side of the house and to the left side of the house is a lawned garden with paved patio area leading to a south-west facing rear garden which is mainly laid to lawn with paved pathways, planting borders and excellent views.

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

HEATING: Gas central heating complemented by double glazing.

TENURE: Freehold.

COUNCIL TAX BAND: G

EPC: The energy efficiency rating of the property is D.

VIEWING: By appointment with our office.

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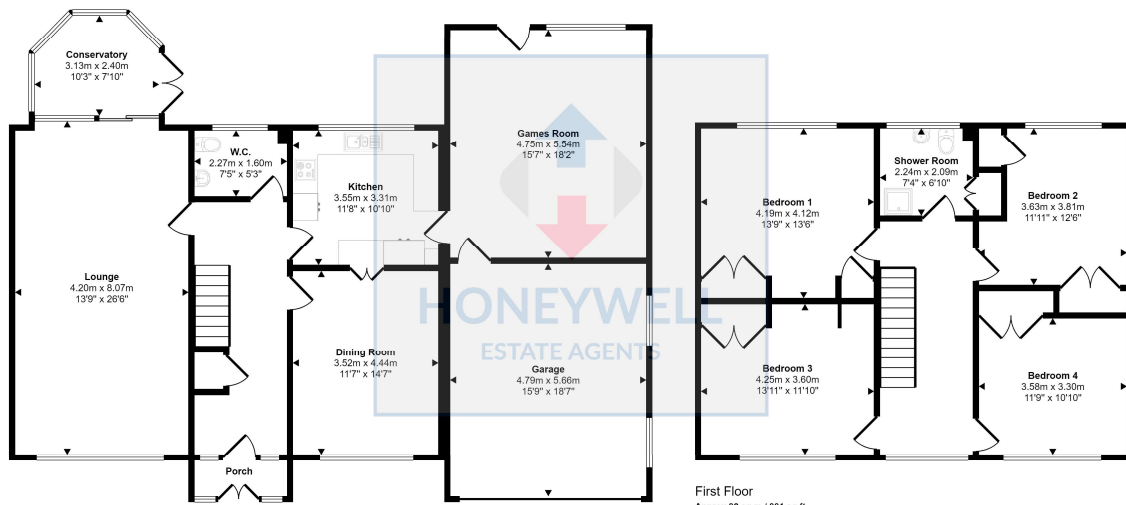
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Approx Gross Internal Area
228 sq m / 2487 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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View to the front



View to the rear

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