

1 TURNER FOLD
READ
BB12 7QZ

£379,950



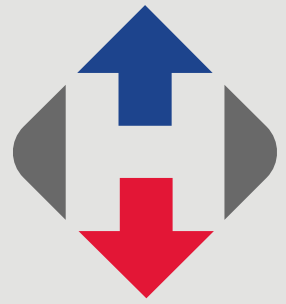
- Stunning semi-detached cottage
- Spacious character accommodation
- 2 reception rooms, dining kitchen
- 2 double bedrooms, modern bathroom
- Cottage garden, stunning views
- Driveway & integral garage
- Gas CH & UPVC double glazing
- 118m² (1,278 sq ft) approx. plus garage

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Situated in a sought after location on the outskirts of the village with elevated outlooks over the stunning rural surroundings, this excellent extended cottage offers immaculately presented, bright and spacious accommodation throughout.

The property enjoys a south facing cottage garden, which wraps around to the front of the property, and benefits from a driveway for two cars leading to the integral garage /workshop.

Internal accommodation comprises an entrance hallway, cloakroom, large lounge with elevated outlooks to three sides, separate dining room and stunning fitted dining kitchen with patio doors onto the gardens. On the first floor are two good-sized double bedrooms and a modern 3-piece shower room.



LOCATION: Enter the village of Read from the direction of Whalley and Clitheroe on Whalley Road. Proceed towards the centre of the village and turn left onto Straits Lane. Follow the road up the hill, and as it bends around to the right, 1 Turner Fold is on the right.

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

ENTRANCE HALLWAY: With double glazed hardwood external door.

CLOAKROOM: 2-piece suite comprising a low level w.c. and wash-hand basin, half-tiled walls and tiled floor.

SPACIOUS DINING ROOM: 5.4m x 3.2m (17'10" x 10'8"); bright and spacious with four steps up to:

LOUNGE: 6.0m x 5.1m (19'7" x 16'7"); with vaulted ceiling, triple aspect with stunning rural views, hardwood flooring, multi-fuel burner set in feature fireplace and television point.

KITCHEN: 5.10m x 3.8m (16'9" x 12'5"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces, high quality built-in appliances including a built-in electric oven, built-in washer dryer, 4-ring gas hob with extractor hood over, one-and-a-half bowl stainless steel sink unit, built-in dishwasher, housed combination central heating boiler, bespoke fitted kitchen cabinet, staircase to the first floor landing, understairs storage cupboard, tiled flooring and UPVC patio doors to the gardens.

FIRST FLOOR:

LANDING: With built-in storage cupboard and attic access point.

BEDROOM ONE: 5.4m x 3.3m (17' x 10'10"); triple aspect with separate attic access point.





BEDROOM TWO: 2.5m x 4.1m (8'3" x 13'4"); with built-in wardrobes to one wall.

SHOWER ROOM: With a modern 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a walk-in shower enclosure with plumbed shower, heated towel rail, fully tiled walls, tiled floor, low voltage lighting and extractor fan.

OUTSIDE: The property enjoys a good-sized cottage garden with an Indian stone flagged patio, pebbled areas, Indian stone flagged pathways, flowerbeds, shrubs and small trees. The garden is elevated over the surrounding area enjoying a semi-rural outlook.

There is a driveway to the side of the property providing off-road parking for two cars which leads to an INTEGRAL GARAGE/WORKSHOP measuring 5.8m x 5.1m (19'0" x 16'8") with up-and-over door, power and light points.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in hardwood frames.

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



TENURE: Freehold.

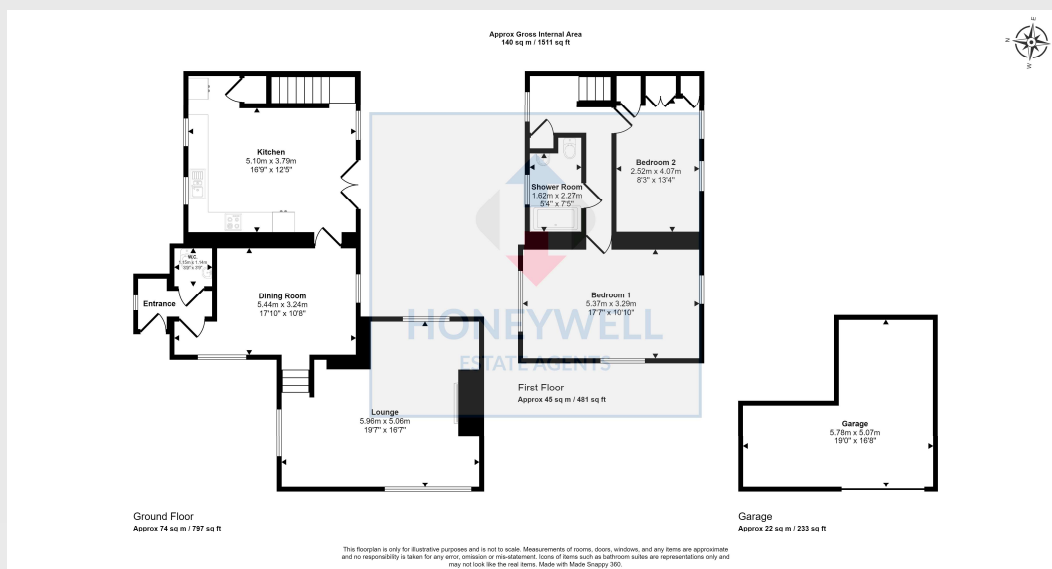
COUNCIL TAX BAND D.

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

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





1 Turner Fold, Read, BB12 7QZ
MJ/CJ/311025

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