



# 14A Old Hall Drive

Huncoat

Offers in the Region of: £345,000



**Pendle Hill  
Properties**



14A Old Hall Drive, Huncoat  
**£345,000 Offers in the  
Region of**

This stunning large plot recently renovated detached bungalow boasts a multi-vehicle driveway and garage briefly comprising an open plan kitchen, lounge, and dining room, two double bedrooms with dressing rooms, one further bedroom, shower room, and surrounding gardens.



## LOUNGE/DINING ROOM

A spacious open plan lounge diner boasting an attractive feature freestanding fireplace briefly comprises wood flooring, radiator, ceiling light point, ceiling spotlights, exposed wooden beams, double-glazed windows to the front, and rear, Velux, and upvc patio doors to the side.

## KITCHEN / RECEPTION ROOM

A fully fitted kitchen with a range of base and wall mounted units with complimentary quartz worktops briefly comprises a five-ring gas hob with overhead extractor, integrated fridge/freezer, oven, grill, dishwasher, washing machine, stainless steel sink with a mixer tap, central island, with breakfast bar, wood flooring, ceiling spotlights, under cabinet lighting, and a double-glazed window to the rear.

The open plan reception room used as a family room briefly comprises wood flooring, ceiling light point, and a double-glazed window to the front.

## BEDROOM ONE WITH DRESSING ROOM

A spacious double bedroom with a double-glazed window overlooking the rear of the property briefly comprises carpeted flooring, radiator, and a ceiling light point.

The adjoining dressing room briefly comprises surrounding fitted wardrobes, wood flooring, ceiling spotlights, radiator, and a double-glazed window to the rear.

## BEDROOM TWO WITH DRESSING ROOM

Another double bedroom with a double-glazed window overlooking the front briefly comprises carpeted flooring, radiator, and ceiling light point.

The adjoining dressing room briefly comprises surrounding fitted wardrobes, wood flooring, carpeted flooring, ceiling spotlights, and a radiator.

## SHOWER ROOM

A stunning family shower room briefly comprising a large walk-in shower with overhead rainfall attachment, nook, low-level wc, floating storage basin sink, towel warmer, tiled flooring, tiled walls, ceiling spotlights, and a frosted window.

## BEDROOM THREE

The third bedroom currently utilised as an office briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the front.

## EXTERNAL

The front of the property boasts a multi-vehicle driveway, provides access to the garage, and a lawn filled garden.

To the rear and side of the property is a large extensive plot lawn filled garden with mature shrub borders, multiple decking areas with planters, and a pergola, woodland, a hidden workshop, and a rear patio.

## ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax Band = D

The garage boasts heating and electric.

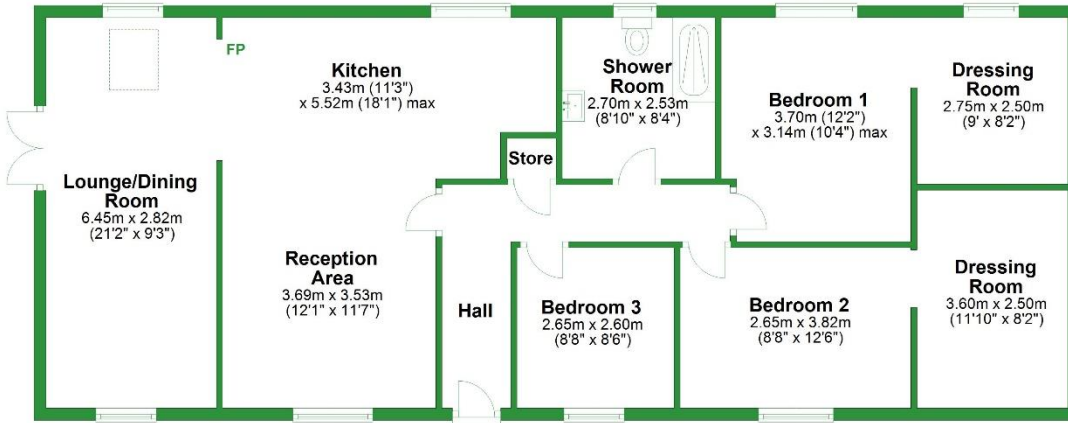
The property provides a large, boarded loft space.





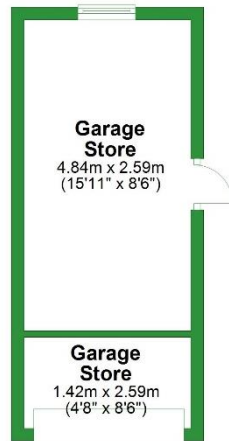
### Ground Floor

Approx. 110.9 sq. metres (1194.0 sq. feet)



### Basement

Approx. 16.5 sq. metres (177.3 sq. feet)



**Total area: approx. 127.4 sq. metres (1371.3 sq. feet)**

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).

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