



*23 Park Gate Close,
Hapton*

Offers in the Region of: £284,250



**Pendle Hill
Properties**



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**£284,250 Offers in the
Region of**

A perfect family home located in Hapton, briefly comprises a lounge, kitchen/dining room, utility room, downstairs WC, main bedroom with en suite, three further bedrooms, bathroom, rear and front garden, and a garage with a driveway.



LOUNGE

A spacious lounge briefly comprises hardwood flooring, ceiling light point, radiator, and a double-glazed window to front.

KITCHEN / DINING ROOM

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops briefly comprises a four-ring induction hob with overhead extractor, stainless steel sink with drainers and mixer tap, integrated fridge-freezer, oven, dishwasher, Polyfloor Parquet LVT flooring, ceiling light point, and a large double-glazed window to the rear.

The dining room briefly comprises a ceiling light point, Polyfloor Parquet LVT flooring, a radiator, and double-glazed doors into the garden.

UTILITY ROOM

The utility room briefly comprises wall and floor-mounted units with laminate worktops, integrated washing machine and space for a dryer, stainless steel sink with mixer tap, Polyfloor Parquet LVT flooring, ceiling light point, radiator, and a upvc door to the rear.

DOWNSTAIRS WC

The downstairs WC briefly comprises a low-level WC, pedestal sink, radiator, Polyfloor Parquet LVT flooring, and ceiling light point.

MASTER BEDROOM WITH EN-SUITE

Located on the first floor, the master bedroom boasts carpeted flooring, a ceiling light point, a radiator, and two double-glazed windows to the front. The en suite briefly comprises Amtico flooring, a walk-in shower with overhead shower attachment, a low-level WC, pedestal sink, a radiator, a ceiling light point, and a frosted window to the side.

BEDROOM TWO

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

BATHROOM

The bathroom briefly comprises Amtico flooring, a bath with overhead shower attachment, pedestal sink, a low-level WC, radiator, a ceiling light point, and a frosted window to the side.

BEDROOM THREE

Located on the first floor, the third bedroom boasts carpeted flooring, a radiator, ceiling light point, and a double-glazed window to the rear.

BEDROOM FOUR

The fourth bedroom briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the front.

EXTERNAL

To the rear of the property is an enclosed garden.

To the front of the property is a garden and garage with a driveway providing parking for two cars.

ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax Band = D

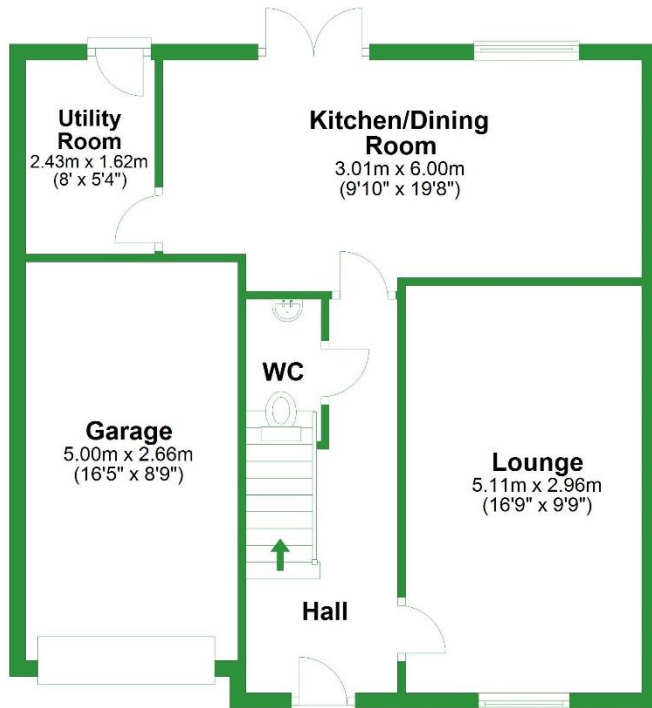
The property has an 8-year NHBC warranty.

The land behind the property is green belt land.



Ground Floor

Approx. 60.1 sq. metres (646.5 sq. feet)

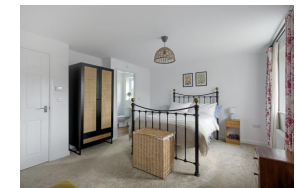
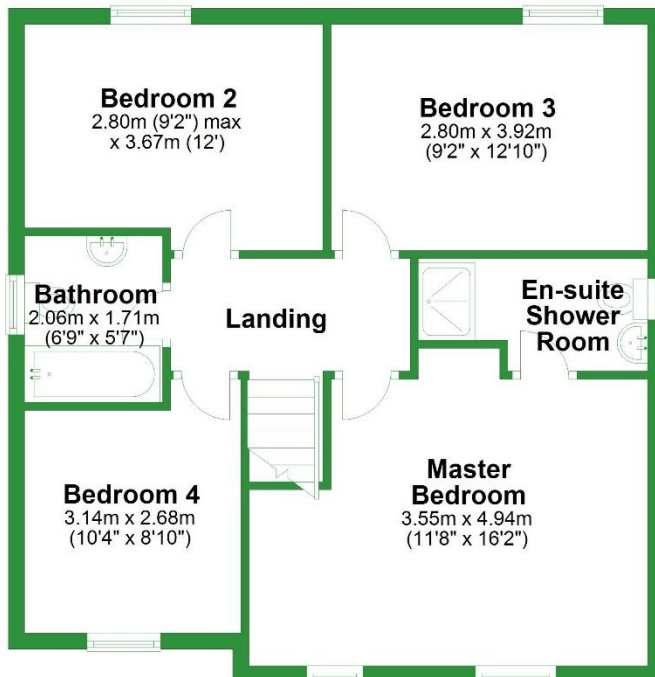


Total area: approx. 120.1 sq. metres (1293.1 sq. feet)

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

First Floor

Approx. 60.1 sq. metres (646.6 sq. feet)



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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Read: 154 Whalley Road Read BB12 7PN 01282 772048

Longridge: 74 Berry Lane Longridge PR3 3WH 01772 319421

e. info@pendlehillproperties.co.uk

w. www.pendlehillproperties.co.uk