



*Syke Side Farm,
Altham*

Offers In The Region Of: £ 239,950





Syke Side Farm, Altham

A unique opportunity to acquire a spacious three/four-bedroom cottage property in a highly sought-after area of Hyndburn close to local amenities and major transport links.

The property itself comprises of a two good-sized reception rooms, large kitchen, three first floor bedrooms as well as a family bathroom and a further ground floor wc.

This property also benefits from a good-sized garden to the rear as well as two private parking spaces.



ENTRANCE

Entrance to this quaint cottage is gained via a UPVC front door into a spacious hallway to the front of the property. Here there is space for coats, shoes as well as storage and access to the staircase.

LOUNGE

The lounge is located to the front of the property and has carpeted flooring throughout. There is a feature gas fire and traditional ceiling beams. This room also benefits from its ceiling and wall mounted light points, two radiators and multiple power units. It is also from here that access to the kitchen and under stairs storage cupboard. It is from here that access to the downstairs bedroom and kitchen can be made.

KITCHEN

The large kitchen is located to the rear and has a range of wall and base units with complementary worktops. There is laminate flooring throughout and an inset stainless steel wash basin. There is also space for a fridge freezer, free standing cooker, and a washing machine. The kitchen also provides access to the downstairs bathroom, porch, and lounge.

DOWNSTAIRS BEDROOM

There is a further bedroom on the ground floor of the property that could also be used as a second reception or dining room. There is carpeted flooring, uPVC window and a good-sized radiator

BEDROOM ONE

The main bedroom is located to the front of the property with carpeted flooring throughout and plenty of natural light from the large UPVC window. This bedroom has ample space for a double bed and storage cupboards as well as a radiator and inset ceiling point.

BEDROOM TWO

The second bedroom is located to the front of the property and again has carpeted flooring and a large uPVC window with a feature gas fire. There is again space for a double bed, storage cupboards, radiator, and a ceiling light point.

BEDROOM THREE

The third bedroom is located to the front of the property and again has carpeted flooring and a large uPVC window. There is again space for a double bed, storage cupboards, radiator, and a ceiling light point.

BATHROOM

The bathroom is located towards the end of the first-floor landing. The bathroom comprises of a three-piece suite including a panelled bath, pedestal wash basin and low level wc.

EXTERNAL

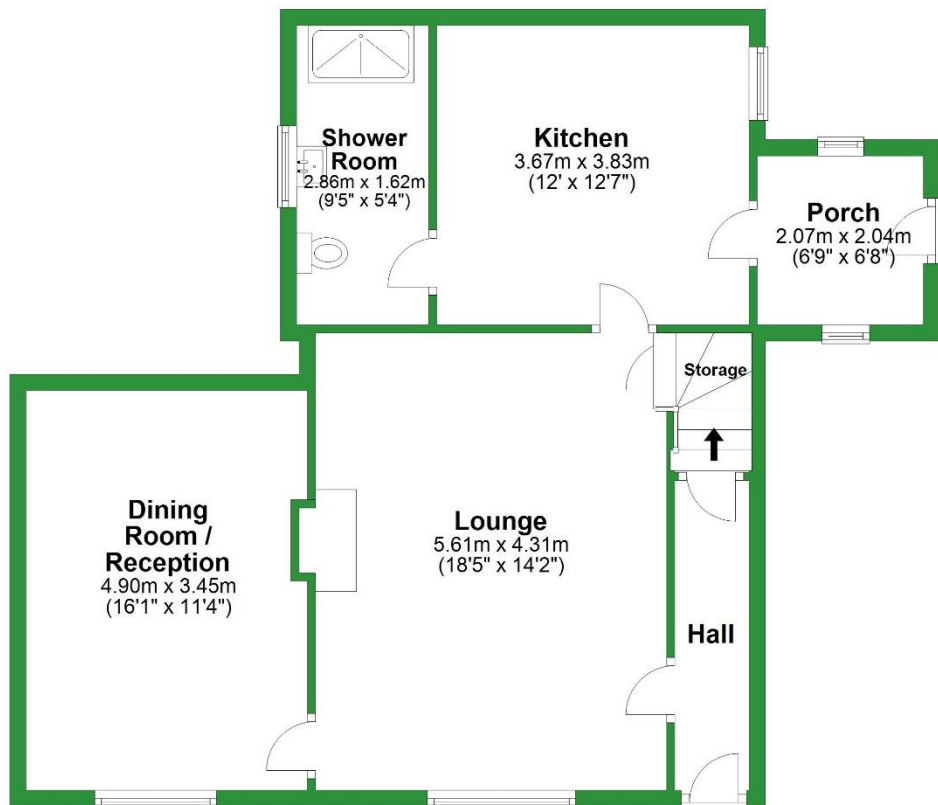
To the front of the property is driveway with space for one car. It is from here that access to the property can be made

To the rear is a good-sized garden that can be accessed from the porch or down the side of the property. The garden itself has a range of paved and lawn areas as well as providing access to the attached, private, brick-built garage that provides extra private parking and further driveway space.



Ground Floor

Approx. 71.3 sq. metres (767.0 sq. feet)

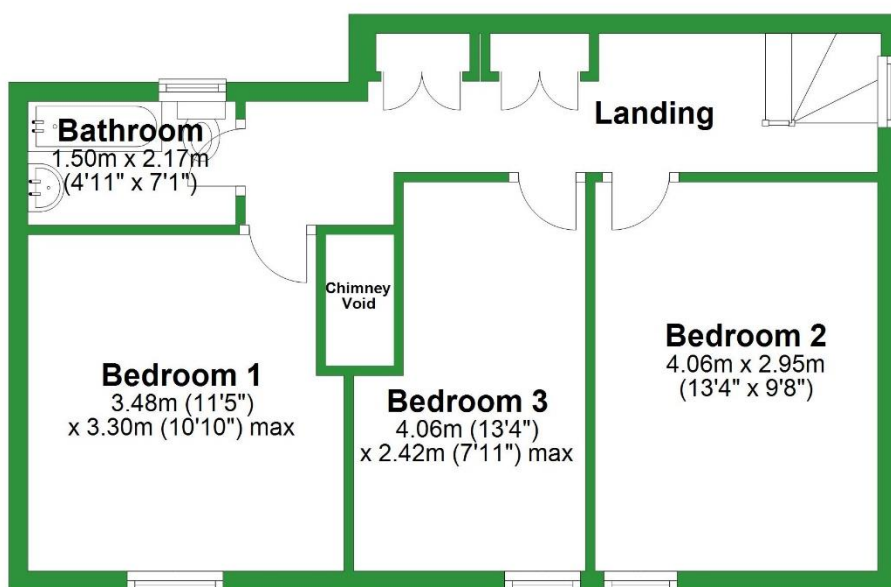


Total area: approx. 119.6 sq. metres (1287.0 sq. feet)

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

First Floor

Approx. 48.3 sq. metres (520.0 sq. feet)



VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

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 tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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