



Hilton & Horsfall
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FOR SALE

gleeson
For sale
127
Price on application

gleeson
MOVE IN NOW
AMAZING OFFERS INCLUDE!

Hilton & Horsfall

BB12 7AA

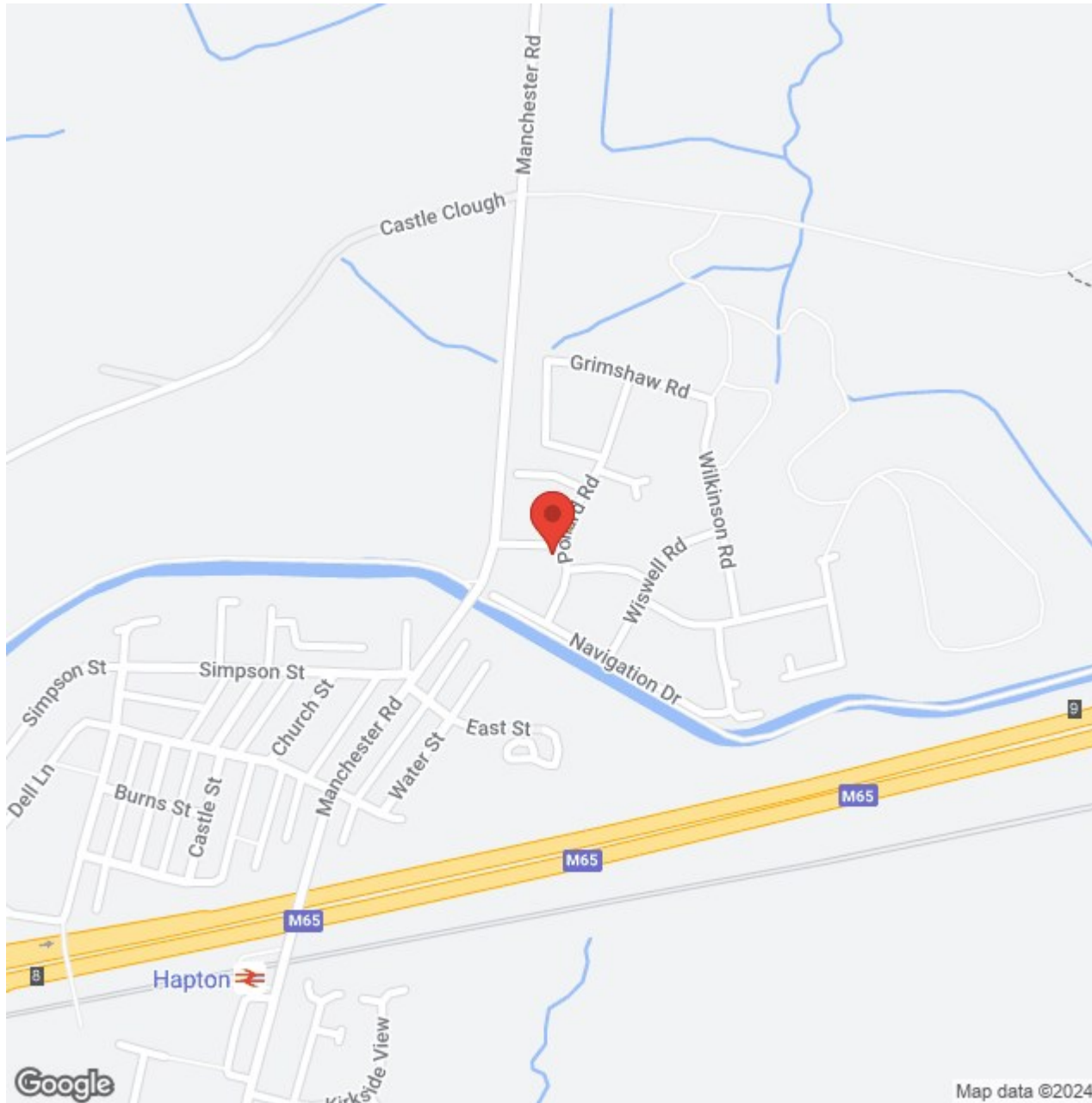
The Longford, Canal Walk, Hapton

£289,995

- 5% deposit contribution
- Extras included worth over £10,000
- 10-Year NHBC Warranty and Insurance
- WAS £300,245 | NOW £289,995*
- Detached Family Home

A brilliant opportunity to acquire this beautifully presented FOUR bedroomed dwelling located on a highly sought after development estate in a desirable area of Hapton. Located conveniently close by to local amenities, pubs and transport links. This property affords many noteworthy features throughout and briefly comprises: a family sized living room, ground floor w.c., useful utility room, and a fitted breakfast kitchen. To the first floor / landing you will find: four well proportioned bedrooms with the master having a three piece en-suite shower room and a modern three piece bathroom suite. Externally to the front elevation there is a paved driveway leading up to the garage which offers ample space for off road parking and storage purposes. To the rear elevation you will find enclosed garden with a laid lawn. Perfect for use during the Spring / Summer months. Early viewing is highly advised to avoid disappointment.







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Lancashire

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GROUND FLOOR

On the ground floor you will find:

LIVING ROOM 15'5" x 10'9" (4.71m x 3.30m)

A family sized living room having space for settees, television point, 1x central heating radiator and uPVC double glazed window to the front elevation.

KITCHEN 13'2" x 17'8" (4.03m x 5.40m)

Offering a range of fitted wall and base units with contrasting work surfaces over, inset sink with chrome mixer tap, integrated Beko oven / grill, 4 ring induction hob with chrome extractor hood above, integrated 60/40 fridge / freezer, space for table and chairs, air extraction fan, 1x central heating radiator, door to utility room, uPVC double glaze windows and patio doors leading out to the rear elevation.

UTILITY ROOM 5'2" x 5'6" (1.59m x 1.69m)

A useful utility room comprising of: fitted wall and base units with contrasting worktops, inset sink with chrome mixer tap, plumbing for a washing machine, access to Ideal boiler, 1x central heating radiator, air extraction fan and composite door to the side elevation.

GROUND FLOOR W.C

A 2 piece suite comprising of: a push button w.c, pedestal sink with chrome mixer tap, 1x central heating radiator and uPVC double glazed frosted window to the side elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

MASTER BEDROOM 12'0" x 8'7" (3.68m x 2.62m)

A bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator, door leading through to en-suite and uPVC double glazed window to the front elevation.

EN-SUITE

A three piece en-suite shower room comprising of: shower cubicle, tiled splash back, pedestal sink with chrome mixer tap, push button w.c, 1x central heating radiator, air extraction fan and uPVC double glazed frosted window to the side elevation.

BEDROOM TWO 12'5" x 8'7" (3.79m x 2.62m)

Another bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM THREE 7'3" x 8'9" (2.21m x 2.68m)

A well proportioned bedroom with space for drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM FOUR 8'0" x 8'9" (2.44m x 2.68m)

Yet again another well proportioned bedroom having space for drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

BATHROOM

A modern three piece bathroom suite comprising of: a panelled bathtub with chrome mixer tap, part tiled splash back, pedestal sink with chrome mixer tap, push button w.c, 1x central heating radiator, air extraction fan and uPVC double glazed window to the side elevation.

EXTERNALLY

Externally to the front elevation there is a paved driveway leading up to the garage which offers ample space for off road parking and storage purposes. To the rear elevation you will find enclosed garden with a laid lawn. Perfect for use during the Spring / Summer months.

360 DEGREE VIRTUAL TOUR

<https://my.matterport.com/show/?m=9fha89RiaZN>

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is

drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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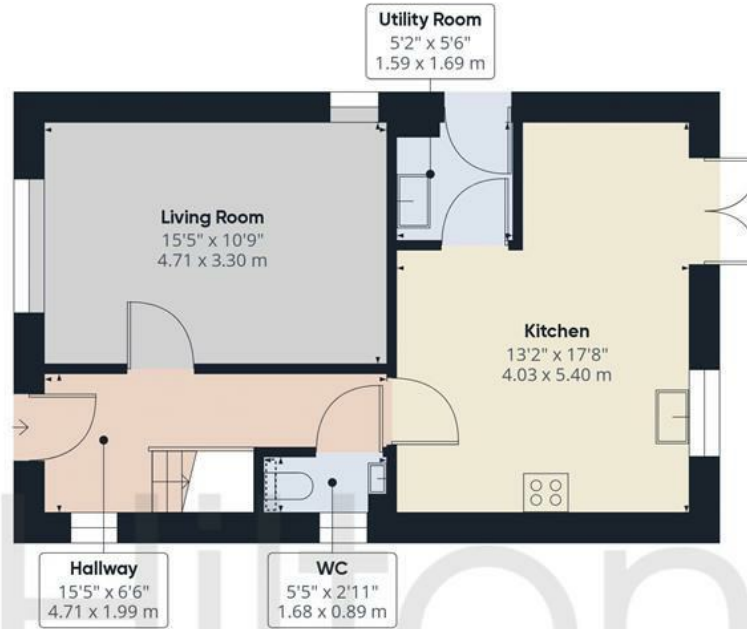
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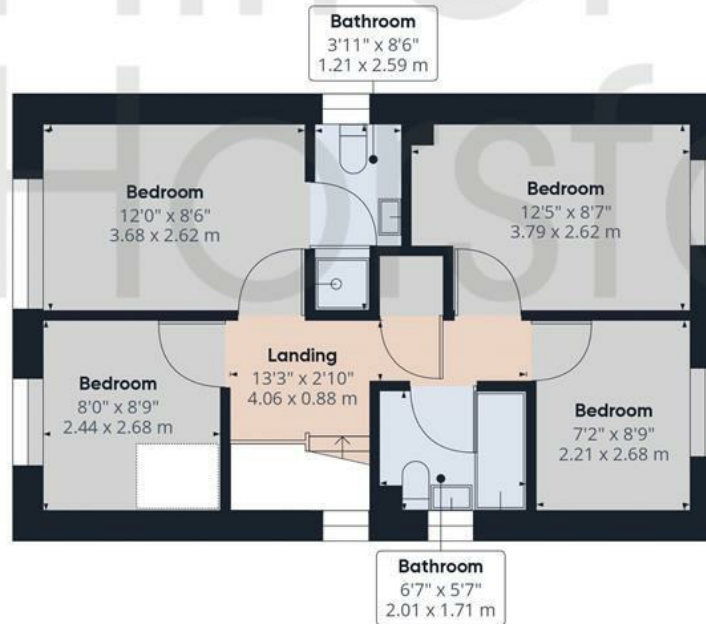
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OUTSIDE

Externally to the front elevation there is a paved driveway leading up to the garage which offers ample space for off road parking and storage purposes. To the rear elevation you will find enclosed garden with a laid lawn. Perfect for use during the Spring / Summer months.



Ground Floor



Floor 1

Approximate total area⁽¹⁾
978.34 ft²
90.89 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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