



Hilton &
Horsfall

BB8 7GQ

The Old Sidings, Foulridge Offers In The Region Of £279,950

- Semi Detached • Four Bedrooms • Integral Garage • Driveway • Rear Garden • Utility Room • Balcony

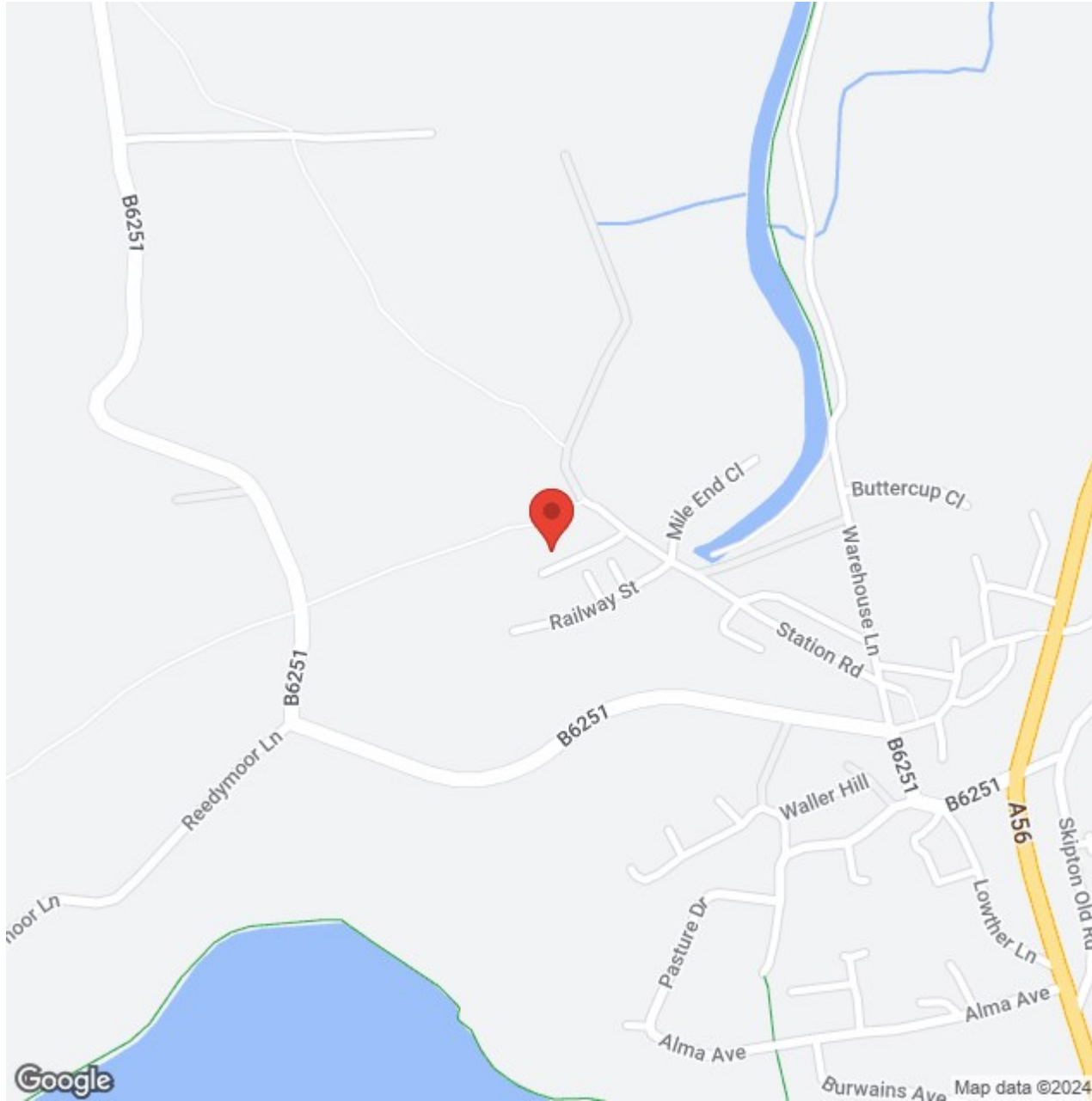
A fantastic opportunity to acquire this spacious semi-detached townhouse located in the popular village of Foulridge, having ample countryside walks right from your doorstep. Situated on a sought after development and affording many noteworthy features, this is one not to be missed. Briefly comprising of: an entrance vestibule, hallway with a staircase leading to the first floor / landing, utility room, downstairs w.c, large kitchen diner and integral single garage accessed from the utility room. To the first floor you will find a family sized living room and the main bedroom with an en suite. To the second floor you will find three well proportioned bedrooms with the second bedroom having an en suite and a modern three piece bathroom suite. Externally to the front elevation is a block paved driveway offering off road parking for 2x cars. To the rear elevation is a large enclosed garden with a mature lawn, ample space for a storage shed and a patio seating area. With local amenities, transport links, primary and secondary schools located close by. The M65 motorway is a short drive giving access to neighbouring towns / cities. Council Tax Band 'E'. Leasehold. Early viewing is advised to avoid disappointment.

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Lancashire

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ENTRANCE

With a uPVC double glazed door leading to:

VESTIBULE

With 1x radiator and providing access to the hallway.

HALLWAY

A welcoming entrance hallway with 1x radiator, coving and an open balustrade staircase leading to the front floor / landing.

GROUND FLOOR W.C 5'7" x 3'1" (1.71m x 0.96m)

A modern two piece suite with a push button w.c, pedestal sink with chrome hot and cold taps, partially tiled walls and tiled flooring.

UTILITY ROOM 5'5" x 8'11" (1.67m x 2.73m)

A useful utility room with plumbing for a washing machine and dryer, stainless steel sink with chrome mixer tap and the location of the combi boiler and electric box.

GARAGE 12'5" x 8'11" (3.79m x 2.73m)

An integral single garage with electric up and over door, concrete floor and power and lighting.

DINING KITCHEN 13'3" x 16'11" (4.05m x 5.16m)

A modern fitted kitchen diner with a range of wall and base units, having built in appliances such as a dishwasher, electric oven, five ring gas hob with extractor hood over. The kitchen also boasts a centre island with built in breakfast bar, matte black sink with chrome mixer tap, 1x radiator, LED spotlights, partially tiled walls, tiled flooring, 1x uPVC floor to ceiling window to the rear elevation, 1x uPVC double glazed window to the rear elevation and uPVC double glazed french doors leading to the garden.

FIRST FLOOR / LANDING

An open landing with coving.

LIVING ROOM 14'9" x 16'10" (4.50m x 5.15m)

A family sized living room with television point, wall lights, 1x radiator uPVC double glazed window to the rear elevation and uPVC double glazed french doors leading to the balcony looking over countryside views.

BEDROOM ONE 14'1" x 11'0" (4.30m x 3.36m)

A spacious double bedroom with ample room for bedroom furniture, coving, 1x radiator and a uPVC double glazed window to the front elevation.

EN SUITE 8'8" x 5'5" (2.65m x 1.66m)

A modern three piece en suite with a panelled bath and shower over, pedestal sink with hot and cold taps, push button w.c, LED spotlights, partially tiled walls, tiled flooring and a uPVC frosted double glazed window to the front elevation.

SECOND FLOOR / LANDING

With a built in storage cupboard and access to the loft.

BEDROOM TWO 11'3" x 13'2" (3.44m x 4.03m)

A bedroom of double proportion with 1x radiator and 2x uPVC double glazed windows to the rear elevation.

EN SUITE 7'6" x 3'3" (2.29m x 1.01m)

A modern three piece suite with shower cubical, push button w.c, vanity sink, tiled walls and wood effect flooring.

BEDROOM THREE 11'2" x 9'8" (3.42m x 2.97m)

A good sized single bedroom with 1x radiator, built in shelves and a uPVC double glazed window to the front elevation.

BEDROOM FOUR 11'2" x 6'9" (3.41m x 2.06m)

Another bedroom of single proportion with 1x radiator and a uPVC double glazed window to the front elevation.

BATHROOM 6'0" x 6'5" (1.83m x 1.98m)

A modern three piece suite with panelled bath and shower over, push button w.c, pedestal sink with chrome hot and cold taps, heated towel rail in chrome, spotlights, extractor fan, fully tiled walls and a uPVC frosted double glazed window to the side elevation.

EXTERNALLY

Externally to the front elevation is a block paved driveway offering off road parking for 2x cars. To the rear elevation is a large enclosed garden with a mature lawn, ample space for a storage shed and a patio seating area.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/the-old-sidings>

PUBLISHING

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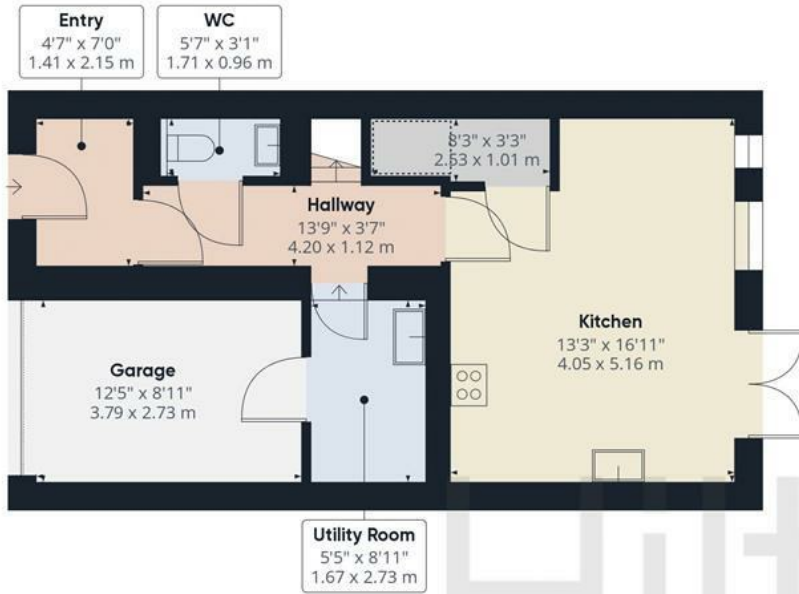
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OUTSIDE

Externally to the front elevation is a block paved driveway offering off road parking for 2x cars. To the the rear elevation is a large enclosed garden with a mature lawn, ample space for a storage shed and a patio seating area.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1446.97 ft²

134.43 m²

Reduced headroom

12.54 ft²

1.16 m²

(1) Excluding balconies and terraces.

☐ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



Floor 2



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