



Hilton &
Horsfall

BB18 5SN

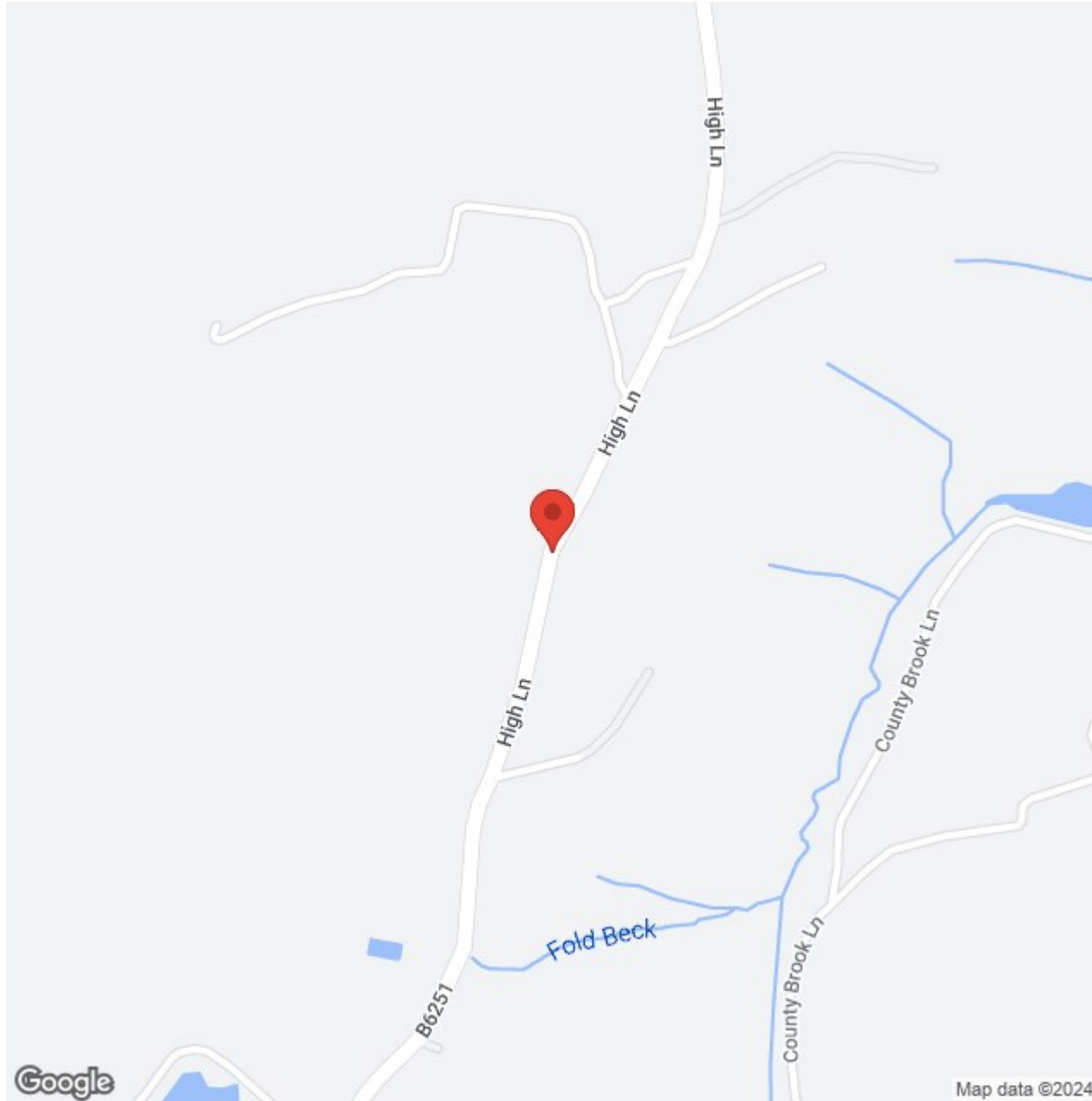
Whitemoor Gate House, High Lane, Salterforth
Offers In The Region Of £649,950

Hilton &
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Lancashire

'Whitemoor Gate House.' Situated on a stunning plot offering beautiful far reaching open aspect views to the countryside. Local amenities, good schools and transport links are close by, and there is easy access through to neighbouring towns. The property affords many noteworthy features throughout and would be a perfect family home. Briefly comprising of: four well proportioned bedrooms, with two having en-suite shower rooms, a contemporary three piece bathroom suite, utility room, open plan dining / living room, useful w.c, and a fitted breakfast kitchen. Externally to the front elevation you will find an tarmac driveway offering ample space for off road parking. To the rear elevation there is a two tiered split level garden with a laid lawn, Indian Stone flagged patio area with space for garden furniture, matures trees and shrubs, storage shed and a treehouse. Perfect for use during the Spring / Summer months. Early viewings are advised to avoid disappointment.

GROUND FLOOR

On the ground floor you will find:

BEDROOM ONE 11'2" x 16'4" (3.42m x 4.98m)

A bedroom of double proportions with space for drawers, television point, recessed LED spotlights, door to walk in wardrobe cupboard and en-suite shower room, and composite double glazed panelled window to the front elevation.

EN-SUITE

Having fully tiled flooring and walls, shower cubicle with rainfall shower head, low level w.c, sink in vanity unit with chrome mixer tap, heated chrome towel rack, recessed LED spotlights and an air extraction fan.

BEDROOM TWO 11'4" x 12'10" (3.47m x 3.92m)

Another bedroom of double proportions with wood effect flooring, television point, 1x central heating radiator, door to storage cupboard and en-suite shower room, recessed LED spotlights, and composite double glazed patio doors leading out to the rear elevation.

EN-SUITE

A three piece en-suite shower room with fully tiled flooring and walls, shower cubicle with rainfall shower head, low level w.c, sink in vanity unit with chrome mixer tap, heated chrome towel rack, recessed LED spotlights, air extraction fan and uPVC double glazed frosted window to the rear elevation.

BEDROOM THREE 13'5" x 14'0" (4.09m x 4.28m)

A bedroom of double proportions with wood effect flooring, television point, exposed brick wall feature, 1x central heating radiator and recessed LED spotlights.

BEDROOM FOUR 12'9" x 13'0" (3.90m x 3.97m)

Yet again a bedroom of double proportions with wood effect flooring, space for wardrobes and drawers, television point, 1x central heating radiator, recessed LED spotlights, composite double glazed panelled window to the front elevation and a composite door leading out to the rear elevation.

BATHROOM

A contemporary three piece bathroom suite comprising of: fully tiled flooring and walls, panelled bathtub with chrome mixer tap, low level w.c, sink in vanity unit with chrome mixer tap, heated chrome towel rack, recessed LED spotlights and an air extraction fan.

UTILITY ROOM

A useful utility room having wood effect flooring, fitted wall and base units with contrasting worktops, plumbing for a washing machine and recessed LED spotlights.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

OPEN PLAN DINING / LIVING

A family sized dining / living room with wood effect flooring, space for settees, stone wall feature fireplace with log burner, television point, space for a dining table and chairs, exposed wood ceiling beams, exposed brick wall feature, recessed LED spotlights, patio doors leading out to balconies to the front and rear elevation, composite double glazed windows to the front and rear elevation and composite door leading out to the rear elevation.

KITCHEN

Offering a range of fitted wall and base units with contrasting worktops, centre island with space for barstools, inset sink with chrome mixer tap, fully tiled flooring and walls, integrated fridge / freezer, integrated Siemens oven / grill with a plate warming drawer, Siemens 5 ring induction hob, 1x central heating radiator, exposed wood beams, recessed LED spotlights, patio doors leading out to the rear garden and composite windows to the rear elevation with stone sills.

W.C

Comprising of: fully tiled flooring and walls, low level w.c, sink in vanity unit with chrome mixer tap, heated chrome towel rack, recessed LED spotlights air extraction fan and a loft hatch.

EXTERNALLY

Externally to the front elevation you will find an tarmac driveway offering ample space for off road parking. To the rear elevation there is a two tiered split level garden with a laid lawn, Indian Stone flagged patio area with space for garden furniture, matures trees and shrubs, storage shed and a treehouse. Perfect for use during the Spring / Summer months

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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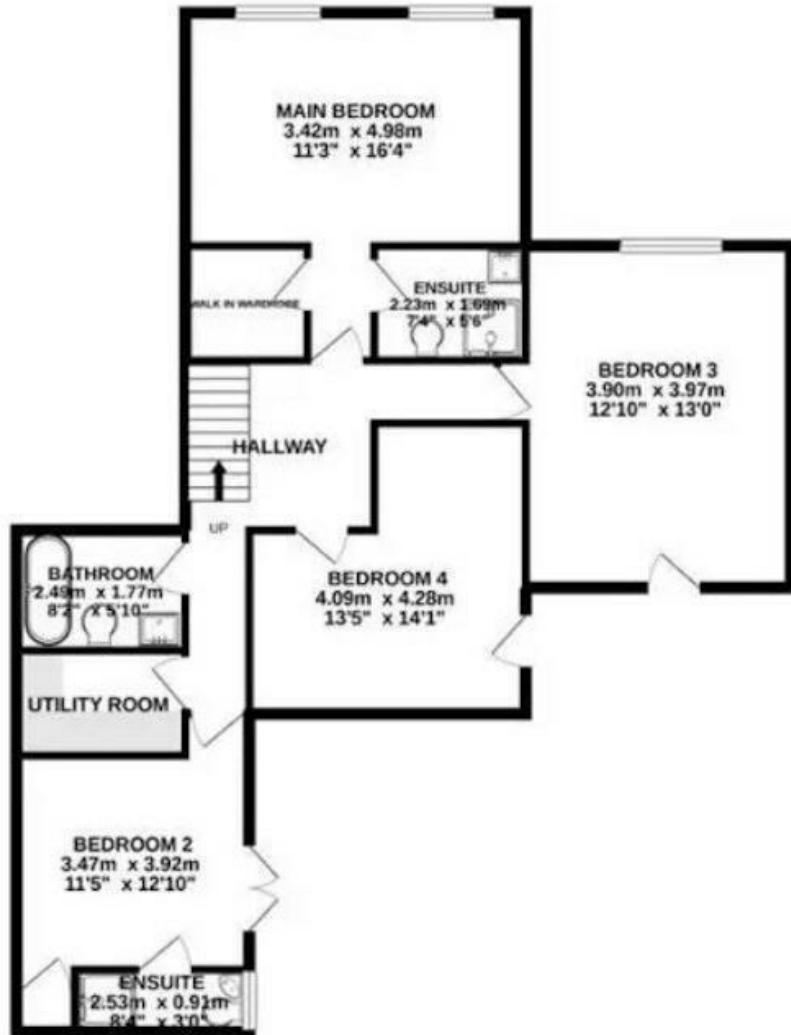
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OUTSIDE

Externally to the front elevation you will find an tarmac driveway offering ample space for off road parking. To the rear elevation there is a two tiered split level garden with a laid lawn, Indian Stone flagged patio area with space for garden furniture, matures trees and shrubs, storage shed and a treehouse. Perfect for use during the Spring / Summer months



GROUND FLOOR
94.3 sq.m. (1015 sq.ft.) approx.



1ST FLOOR
76.4 sq.m. (823 sq.ft.) approx.





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