



Hilton &
Horsfall

BB12 7NT

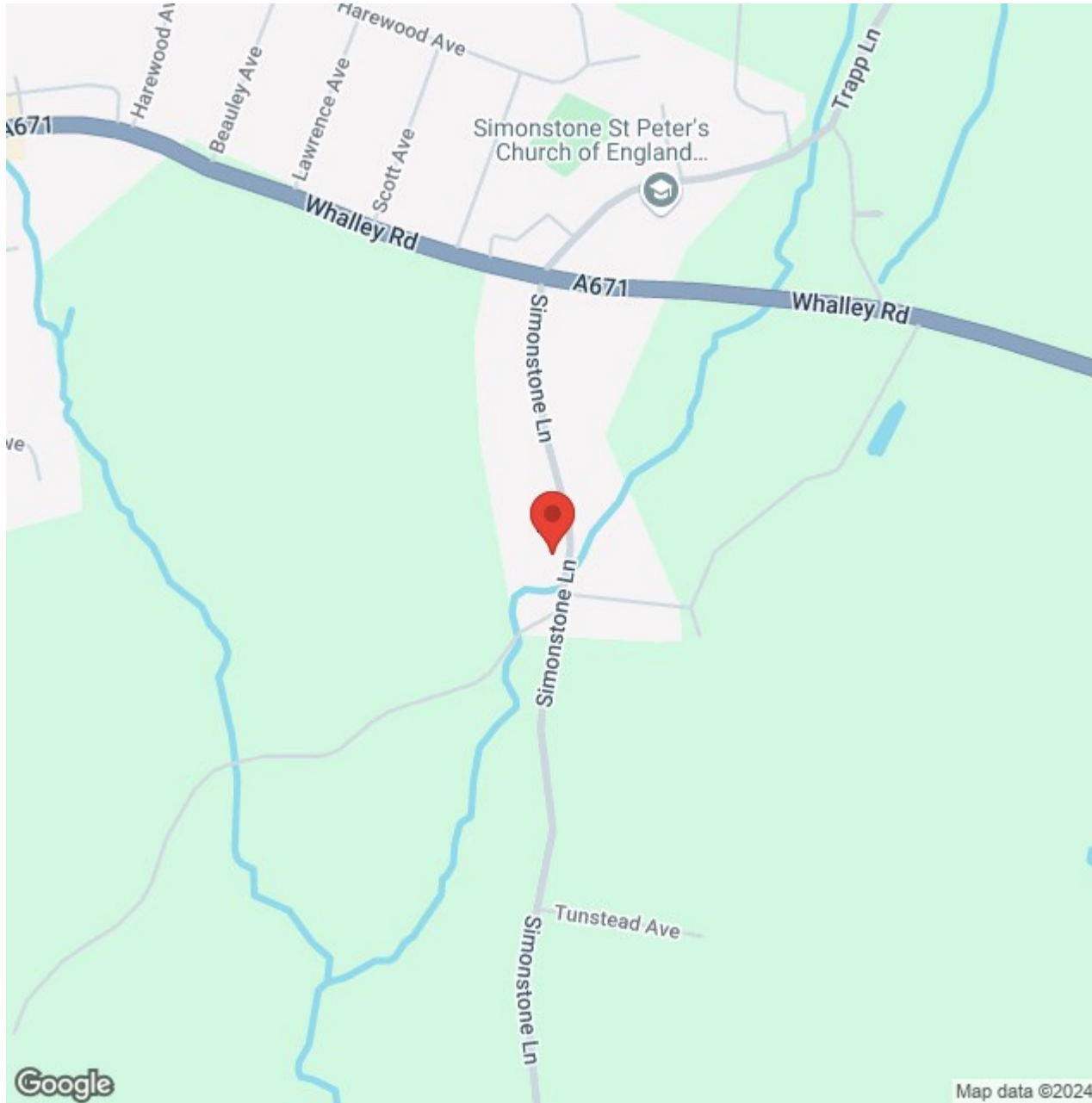
Valley Terrace, Simonstone

Offers In The Region Of £249,950

- Mid Terrace
- Two Bedrooms plus Dressing Area
- Two Reception Rooms
- Extended Kitchen
- Cellar
- Rear Garden & Garage

A superb opportunity to acquire a beautiful two bedrooomed terraced property with an additional attic room also with no chain. This spacious property affords many noteworthy features and briefly comprises of: an entrance vestibule leading into a family sized living room, a spacious dining room, large cellar and an extended kitchen with inbuilt appliances to the rear. On the first floor you will find two bedrooms and a modern three piece bathroom suite. To the second floor you will find an attic room which could be used as a bedroom. Externally to the rear is a well kept garden with a decked area, patio seating area, lawned area, an outdoor bar and a detached single garage with 1x off road parking space. The property is located in a quiet spot just off Whalley Road and is within walking distance to Simonstone St Peter's Primary School. Early viewing is highly advised to avoid disappointment. Tax band C.







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Lancashire

A superb opportunity to acquire a beautiful two bedroomed terraced property with an additional attic room also with no chain. Having countryside views to the front and rear, this spacious property affords many noteworthy features and briefly comprises of: an entrance vestibule leading into a family sized living room, a spacious dining room, large cellar and an extended kitchen with inbuilt appliances to the rear. On the first floor you will find two bedrooms and a modern three piece bathroom suite. To the second floor you will find an attic room which could be used as a bedroom. Externally to the rear is a well kept south facing garden with a decked area, patio seating area, lawned area, an outdoor bar and a detached single garage with 1x off road parking space. The property is located in a quiet spot just off Whalley Road and is within walking distance to Simonstone St Peter's Primary School. Early viewing is highly advised to avoid disappointment. Tax band C.

ENTRANCE

With a solid hard wood door leading to:

ENTRANCE VESTIBULE

LIVING ROOM 12'5" x 14'10" (3.81 x 4.53)

A family sized living room with ample space for home furniture, multi fuel stove set within a stone fire place, tv point, 1x radiator and a solid hard wood double glazed window to the front elevation.

DINING ROOM 12'3" x 15'0" (3.74 x 4.58)

A spacious dining room with ample space for a large dining table, 1x radiator, wood effect flooring and a solid hard wood double glazed window to the rear elevation.

KITCHEN 15'4" x 7'4" (4.68 x 2.24)

A modern fitted kitchen with a range of cream wall and base units with granite worktops over, stainless steel sink with mixer tap, AGA cooker, Hotpoint oven, Hotpoint four ring gas hob, space for fridge freezer, plumbing for dishwasher, part tiled walls, tiled flooring, wood stable door leading out to the rear of the property and 1x solid hard wood double glazed

window to the side elevation and 1x uPVC double glazed windows to the rear elevation.

CELLAR 9'3" x 15'1" (2.83 x 4.60)

A useful cellar with plumbing for a washing machine and housing the baxi combi boiler.

FIRST FLOOR / LANDING

BEDROOM ONE 12'5" x 14'10" (3.81 x 4.53)

A well proportioned master bedroom with fitted wardrobes, 1x radiator and a solid hard wood double glazed window to the front elevation.

BEDROOM TWO 12'5" x 4'9" (3.80 x 1.47)

A bedroom of single proportion with 1x radiator and a solid hard wood double glazed window to the rear elevation.

ATTIC ROOM 13'7" x 14'8" (4.16 x 4.49)

A good sized double room which could be used as a bedroom with fitted wardrobes, vanity sink, eaves storage and 2x skylights.

BATHROOM 6'0" x 9'10" (1.85 x 3.00)

A modern four piece suite with a panelled bath, shower tray, push button w.c, pedestal sink with chrome taps, tiled flooring, LED spotlight, tiled walls and a solid hard wood frosted double glazed window to the rear elevation.

GARAGE 15'6" x 8'3" (4.74 x 2.54)

A detached single garage with a manual door, power and lighting.

EXTERNALLY

Externally to the rear is a well kept south facing garden with a decked area, patio seating area, lawned area, an outdoor bar and a detached single garage with 1x off road parking space.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/valley-terrace>

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OUTSIDE

Externally to the rear is a well kept south facing garden with a decked area, patio seating area, lawned area, an outdoor bar and a detached single garage with 1x off road parking space.



Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1250.12 ft²

116.14 m²

Reduced headroom

74.81 ft²

6.95 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.



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75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)