







Hilton &  
Horsfall



BB18 5WF

## Dales View Park, Salterforth, Barnoldswick

### Offers In The Region Of £224,950

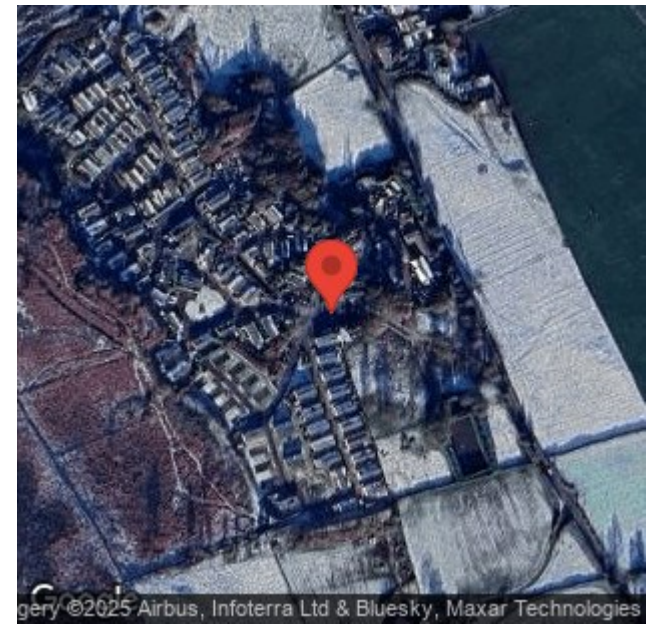
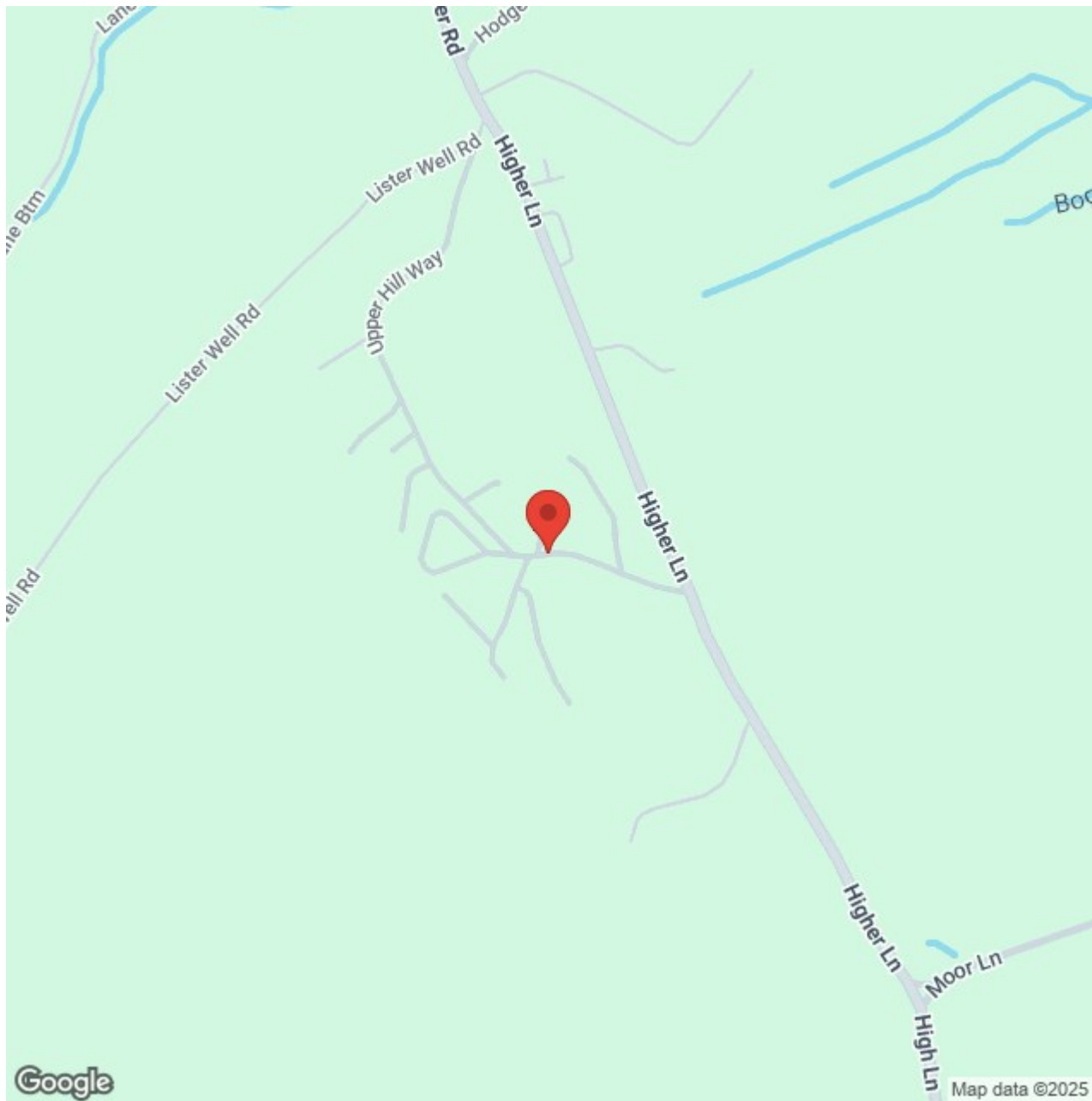
Set in the desirable Dales View Park in Salterforth, this beautifully presented two-bedroom park home offers the perfect blend of comfort, space, and scenic surroundings. The property features a spacious dining kitchen, ideal for entertaining, and a bright, airy living room that enjoys uninterrupted views of the open countryside.

The master bedroom benefits from its own en suite, complemented by a stylish and modern house bathroom.

Externally, the home is just as impressive. A block-paved driveway provides private parking, while a raised decked area with outside lighting and an automatic plant watering system creates the perfect spot for relaxing and taking in the views. There's also a patio seating area, ideal for summer evenings, along with a versatile storage shed that could also serve as a home office.











## Lancashire

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### ENTRANCE

With a uPVC double glazed door leading to.

### HALLWAY

A welcoming entrance hallway with a built in storage cupboard and wood effect flooring.

### KITCHEN / DINING AREA 14'7" x 19'1" (4.46 x 5.83)

A modern dining kitchen with a range of wall and base units, having integrated appliances such as a dishwasher, oven and grill, gas hob and extractor hood over. The kitchen also boasts a centre island, 2x skylights, wood effect flooring and 2x uPVC double glazed windows to the side elevation.

### LIVING ROOM 11'7" x 19'4" (3.55 x 5.90)

A family sized living room with an electric fire, television point, LED spotlights, wood effect flooring, 1x radiator, 4x uPVC double glazed windows, 2x floor to ceiling double glazed windows and uPVC double glazed french doors leading to the decking which has beautiful countryside views.

### BEDROOM ONE 10'6" x 9'3" (3.22 x 2.84)

A good sized double bedroom with fitted wardrobes, 1x radiator, wood effect flooring and 2x uPVC double glazed windows to the side elevation.

### EN SUITE 6'11" x 6'6" (2.11 x 2.00)

A modern three piece suite with a walk in shower, push button w.c, vanity sink with chrome mixer tap, heated towel rail in chrome, partially tiled walls and a uPVC frosted double glazed window to the side elevation.

### BEDROOM TWO 8'2" x 9'4" (2.51 x 2.86)

Another bedroom of double proportion with fitted wardrobes, 1x radiator, LED spotlights, wood effect flooring and 2x uPVC double glazed windows to the side elevation.

### BATHROOM 7'10" x 6'6" (2.41 x 1.99)

A modern three piece suite with a free standing bath, push button w.c, vanity sink with chrome mixer tap, heated towel rail in chrome, partially tiled walls, LED spotlights and a uPVC frosted double glazed window to the side elevation.

### STUDY / STORAGE SHED 9'5" x 7'2" (2.89 x 2.19)

Currently used as a home office with space for storage and a uPVC double glazed window with open countryside views.

### 360 DEGREE VIRTUAL TOUR

### PUBLISHING

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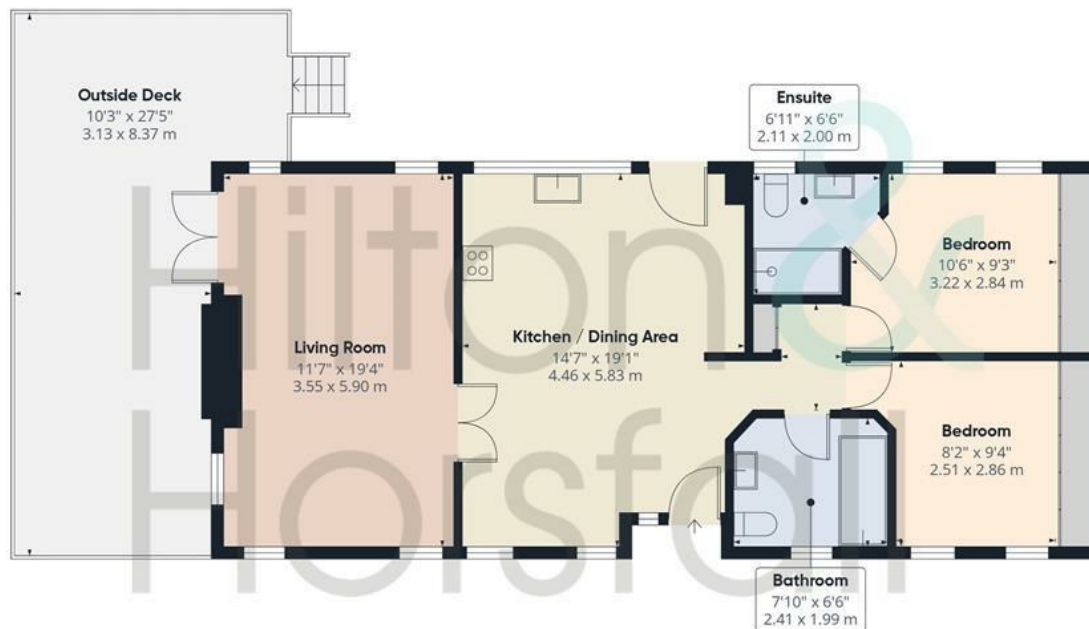
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## OUTSIDE

Externally, the home is just as impressive. A block-paved driveway provides private parking, while a raised decked area with outside lighting and an automatic plant watering system creates the perfect spot for relaxing and taking in the views.

There's also a patio seating area, ideal for summer evenings, along with a versatile storage shed that could also serve as a home office.





Ground Floor Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

888 ft<sup>2</sup>

82.4 m<sup>2</sup>

**Balconies and terraces**

318 ft<sup>2</sup>

29.5 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.









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