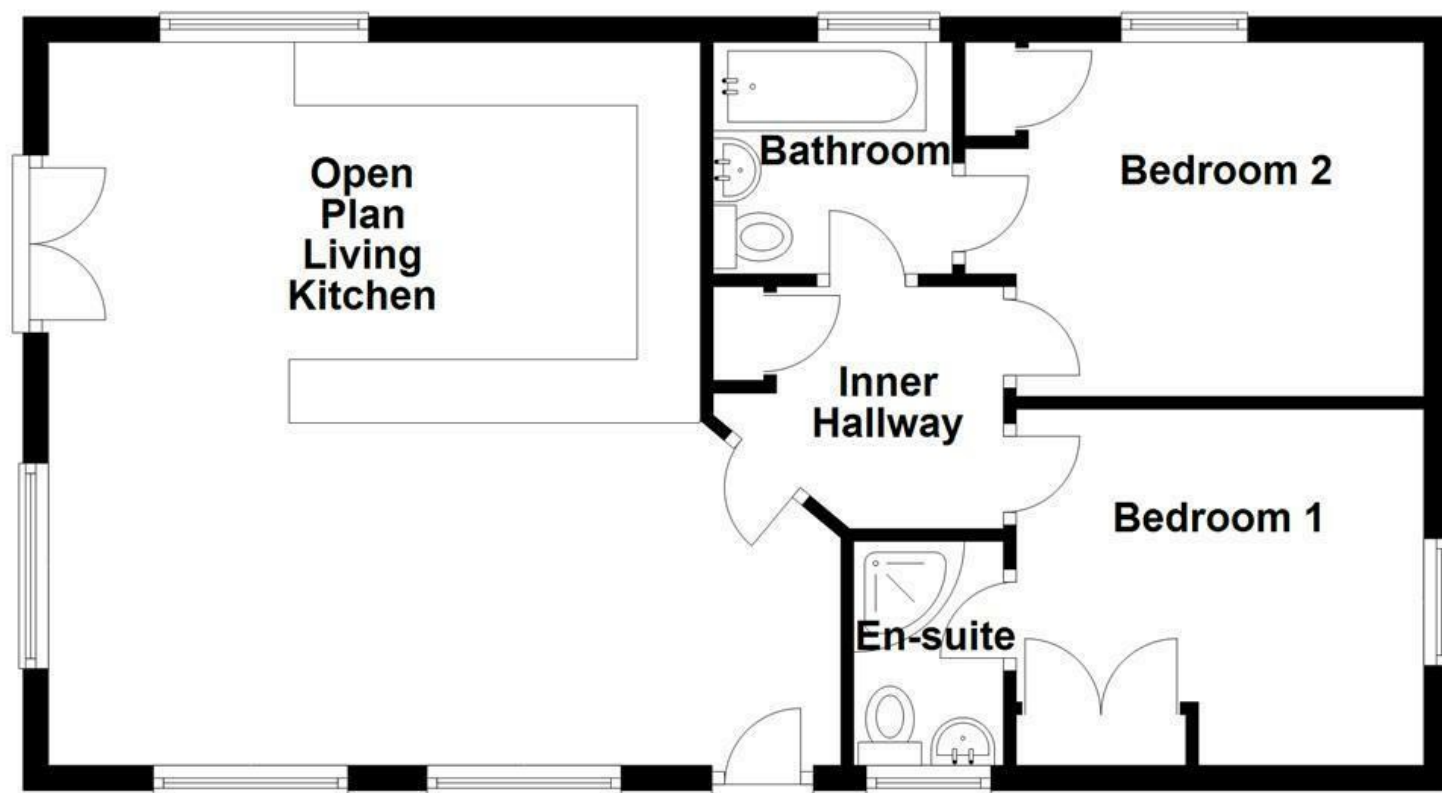
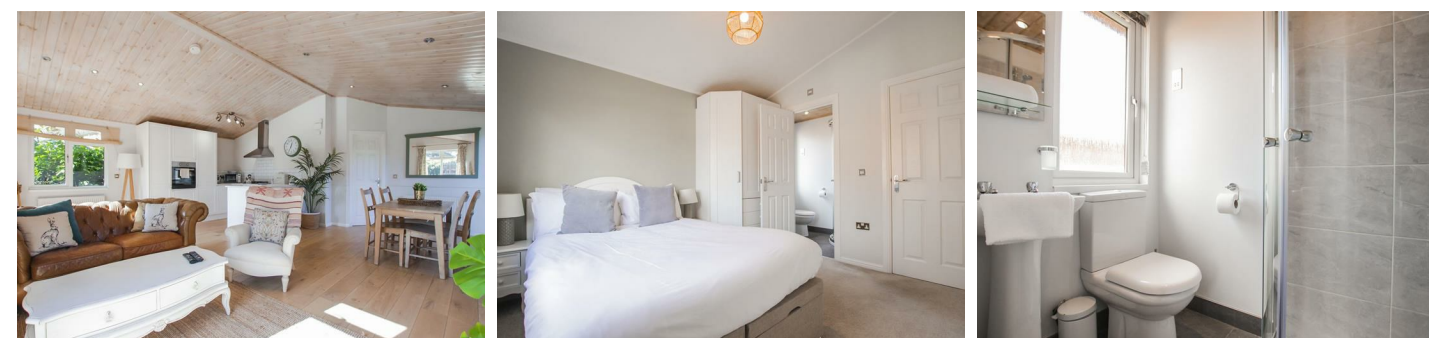


Ground Floor

Approx. 62.0 sq. metres (667.5 sq. feet)



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Mill Lane, Gisburn, BB7 4LP

£125,000

BEAUTIFULLY PRESENTED TWO BEDROOM LODGE IN THE BEAUTIFUL RIBBLEDALE PARK

Nestled on the picturesque Ribblesdale Park in the beautiful Ribble Valley village of Gisburn this property offers a gorgeous kitchen open to a spacious living area, two bedrooms and a south facing rear garden and decking area. The plot is close to the reputable on-site café and local amenities and boasts off-road parking.

The property comprises briefly: entrance to the living and kitchen area which has doors to the hallway and to the rear of the property. The hallway has doors providing access to two double bedrooms and a family suite bathroom. The main bedroom has a door to an en suite.

Externally, to the front of the property there is off road parking and access to the decking area. To the rear of the property there is a decked area with hot tub that wraps around the side of the property and has a gate to laid to lawn garden.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Mill Lane, Gisburn, BB7 4LP

£125,000



- Beautiful Park Home
- Jack & Jill Bathroom
- Off Road Parking
- Two Bedrooms
- En Suite To Main Bedroom
- EPC Rating: Exempt
- Contemporary Open Plan Living Kitchen
- Decked Terrace With Hot Tub

Open Plan Living Kitchen

20'5 x 18'9 (6.22m x 5.72m)

UPVC double glazed entrance door, four UPVC double glazed windows, two central heating radiators, part wood panelled elevations, range of panelled wall and base units with laminate surfaces, oven in a high rise unit, four ring gas hob, extractor hood, composite sink with drainer and mixer tap, integrated fridge freezer, plumbing for washing machine, spotlights, smoke alarm, wood effect flooring, door to the inner hall and UPVC double glazed French doors to the rear.

Inner Hall

Doors to two bedrooms, bathroom and storage.

Bedroom One

10'7 x 9'3 (3.23m x 2.82m)

UPVC double glazed window, central heating radiator and door to the en suite.

En Suite

5'10 x 3'11 (1.78m x 1.19m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin, corner direct feed shower unit, shaver point, extractor fan and tiled flooring.

Bedroom Two

11'11 x 9'2 (3.63m x 2.79m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to the bathroom.

Bathroom

6'2 x 6' (1.88m x 1.83m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath, part tiled elevations, wood clad ceiling, extractor fan and tiled flooring.

External

Decked terrace with hot tub and steps to a laid to lawn garden area. There is also off road parking on a gravel chipped driveway.



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