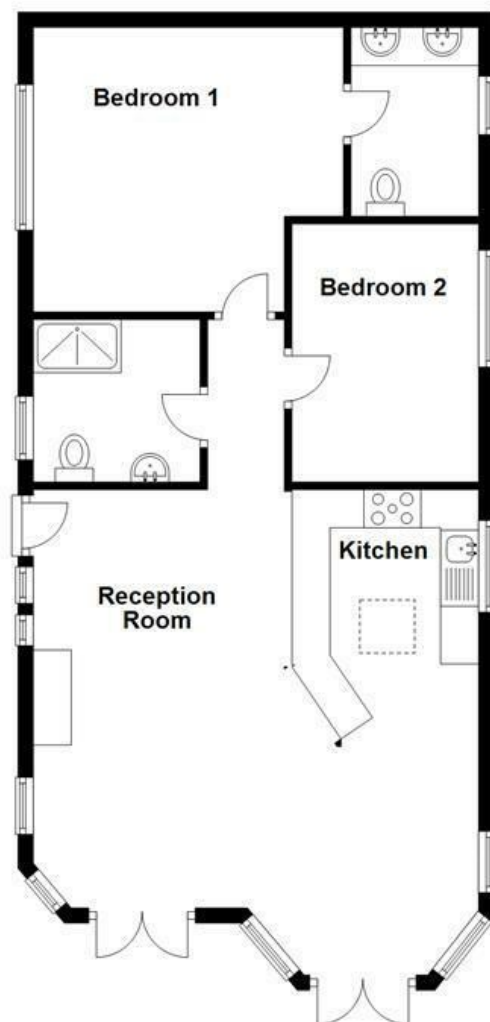


Ground Floor



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.



Three Rivers Woodland Park, West Bradford, BB7 3AN

£150,000

STUNNING HOME PERFECT FOR A COUPLE

We are delighted to introduce to the market this two bedroomed home. This property is filled with characterful interior has an open plan kitchen and spacious living room and an enclosed rear garden. Situated close to local schools, near amenities and is close to accessing major commuter links to neighbouring towns.

The property briefly comprises; entrance into a hallway which provides access to an open plan kitchen and reception room, two bedrooms, a wet room and a storage cupboard. The kitchen and reception room contain two sets of French doors which provide access to the rear exterior containing a balcony overlooking the forest.

For further information or to arrange a viewing, please contact our Clitheroe team at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Three Rivers Woodland Park, West Bradford, BB7 3AN

£150,000



- Fitted Kitchen
- Outstanding Presentation
- Ample Under Decking Storing
- Driveway
- Stunning Location
- Open Plan Kitchen/Reception
- Open Plan Living Dining

Ground Floor

Hallway

9'0 x 3'4 (2.74m x 1.02m)

UPVC double glazed door, smoke alarm, spotlights, tile effect floor, door to kitchen / reception room, two bedrooms and wet room.

Kitchen / Reception Room

20'8 x 19'2 (6.30m x 5.84m)

Eight UPVC double glazed windows, two central heating radiators, mix of wall and base units, integrated oven, five ring gas hob, integrated dishwasher, integrated fridge/freezer, extractor hood, stainless steel sink with drainer and mixer tap, boiler, wood effect worktops, part tiled, spotlights, tile effect floor, electric fire, full wood clad elevations, UPVC double glazed french doors to rear.

Wet Room

7'4 x 6'2 (2.24m x 1.88m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower, part tiled elevations, tile effect floor.

Bedroom One

13'3 x 12'4 (4.04m x 3.76m)

UPVC double glazed window, central heating radiator, smoke alarm, spotlights, fitted wardrobes, fitted storage, door to en suite WC.

Ensuite WC

7'2 x 5'8 (2.18m x 1.73m)

UPVC double glazed window, central heating towel rail, dual flush WC, two vanity top wash basins with mixer tap, extractor fan, plumbing for washing machine, part tiled elevations, lino flooring.

Externally

Decking area, balcony.

