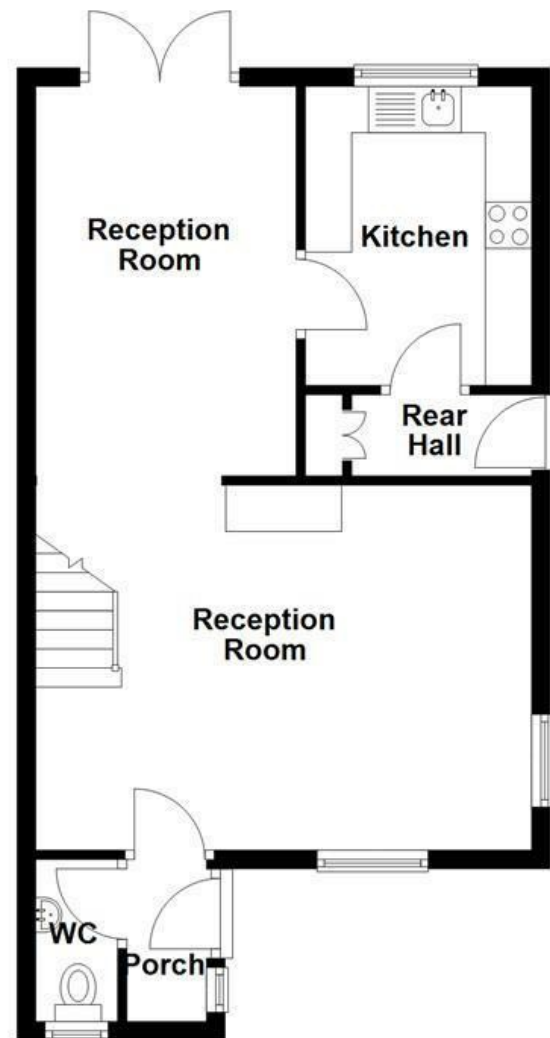
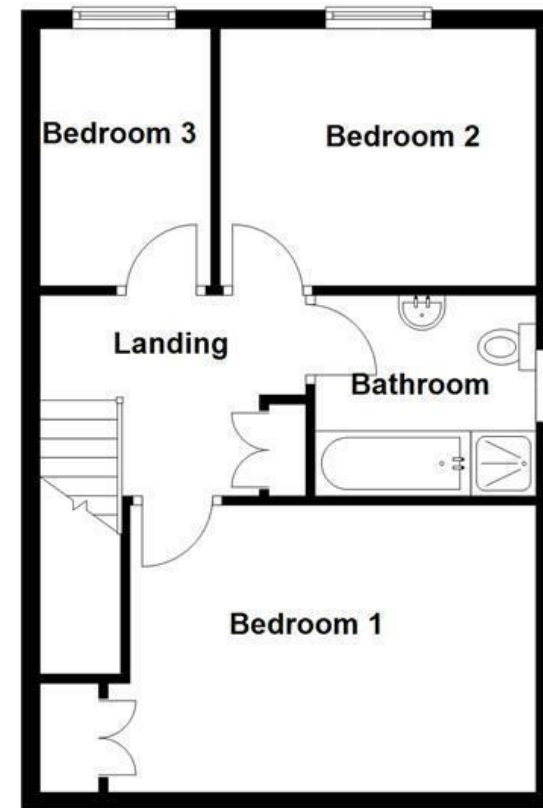


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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.

Bentlea Road, Gisburn, BB7 4EW

Offers Over £270,000

SPACIOUS FAMILY HOME IN THE HEART OF GISBURN

Nestled on Bentlea Road in the charming village of Gisburn, this semi-detached house presents a wonderful opportunity for families seeking a spacious and versatile home. Built in 1990, this property boasts an impressive 1,000 square feet of living space, featuring two inviting reception rooms and three well-proportioned bedrooms.

The heart of the home is the open plan living and dining area, which creates a warm and welcoming atmosphere, perfect for family gatherings and entertaining guests. The layout is designed to maximise space and light, making it an ideal setting for modern family life.

In addition to the generous living areas, the property includes a downstairs toilet and offers off-road parking for your convenience. A notable feature is the converted garage, which provides an excellent opportunity for a home office or playroom, catering to the needs of a busy family.

Gisburn is a vibrant village known for its community spirit and is home to a well-regarded primary school, making it an excellent choice for families. The property also benefits from easy access to commuter routes towards Skipton, Clitheroe, and Burnley, ensuring that you are well-connected to nearby towns and amenities.

Bentlea Road, Gisburn, BB7 4EW
Offers Over £270,000

 3  1  2  C

- Semi Detached Property
 - Traditional Cottage Style Fitted Kitchen
 - Off Road Parking And Garage
 - EPC Rating: C
- Three Bedrooms
 - Four Piece Bathroom
 - Tenure: Freehold
- Two Reception Room
 - Rear Garden
 - Council Tax Band; D

Ground Floor

Porch

5'9 x 2'10 (1.75m x 0.86m)
UPVC double glazed entrance door, storage heater, wood effect flooring and doors to WC and reception room one.

WC

5'9 x 2'10 (1.75m x 0.86m)
UPVC double glazed frosted window, low flush WC, wall mounted wash basin with traditional taps and wood effect flooring.

Reception Room One

17'7 x 12'11 (5.36m x 3.94m)
Two UPVC double glazed windows, two storage heaters, exposed beams, log burner, stone heath, brick surround, TV point, wood effect flooring, stairs to first floor and open access to reception room two,

Reception Room Two

12'2 x 9'3 (3.71m x 2.82m)
Storage heater, exposed beams, wood effect flooring, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

10'7 x 7'9 (3.23m x 2.36m)
UPVC double glazed window, hardwood wall and base units, hardwood worktops, integrated oven, four ring electric hob, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for dryer, space for under counter fridge, tiled flooring and door to rear hall.

Rear Hall

4'10 x 2'10 (1.47m x 0.86m)
Tiled floor, cupboard with space for fridge freezer and door to side.

First Floor

Landing

Loft access, smoke alarm, storage cupboard and doors to three bedrooms and bathroom.

Bedroom One

14'5 x 10'2 (4.39m x 3.10m)
Two UPVC double glazed window, storage heater and fitted wardrobes.

Bedroom Two

11' x 9'2 (3.35m x 2.79m)
UPVC double glazed window and storage heater.

Bedroom Three

9'4 x 6'2 (2.84m x 1.88m)
UPVC double glazed window and storage heater.

Bathroom

7'10 x 7'1 (2.39m x 2.16m)
UPVC double glazed frosted window, spotlights, dual flush WC,

pedestal wash basin with mixer tap, panel bath with mixer tap, electric feed shower in enclosure, part PVC panel elevation, part tile elevation and vinyl flooring.

External

Front

Laid to lawn and bedding areas.

Rear

Laid to lawn garden, paving, slate chips, parking and single garage.

Garage

12'6 x 8'9 (3.81m x 2.67m)
Double doors and UPVC double glazed frosted door to side.

