



Shirkla, Shawcliffe Lane, Great Harwood

Stunning detached bungalow in half an acre
£549,950



- Detached true bungalow
- 3 good sized double bedrooms
- Large extended dining kitchen
- Super plot of just over half an acre
- Drive & parking, double garage
- 132 m² (1,421 sq ft) approx. plus garage

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Constructed in 1968 and then extended by the current owner's family, set in an enviable half acre plot surrounded by open fields with stunning views, Shirkla is an individual property with huge further potential that has been lovingly maintained throughout.

The property is surrounded by gardens to all sides and borders open fields. It benefits from a large detached garage and a driveway with ample parking area and turning space. The internal accommodation comprises an L-shaped entrance hallway, large open flowing living space comprising a living area with fireplace which opens to a lounge with French doors onto a raised decked patio. An extended dining kitchen provides ample space for most and benefits from a large utility room. In addition, there are 3 good double bedrooms and a 4-piece bathroom.

LOCATION: Leave Clitheroe on Pendle Road and continue to the A59 bypass, heading in the direction of Preston. At the large roundabout take the first exit and skirt around Whalley on the A671, passing through the first traffic lights and then bearing right at the second towards Great Harwood. Turn right onto Park Lane and proceed straight over the mini roundabouts onto Cliffe Lane and up onto Blackburn Old Road. Turn right onto Goldacre Lane and follow the road down onto Shawcliffe Lane. Shirkla can be found on the left-hand side.

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE PORCH: with a composite external door, tiled flooring and glazed internal door.

ENTRANCE HALLWAY: L shaped with electric meter cupboard.

LOUNGE: 3.9m x 3.8m (12'11" v 12'7"); with electric fire in surround, TV point, double doors to

LIVING ROOM: 4m x 3.9m (13'3" x 12'9"); with French Doors to a raised decked patio



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DINING KITCHEN: 7m x 3m (23' x 9'11"); with a range of fitted matching base and wall storage cupboards and display cabinets with complimentary working surfaces and breakfast bar, 2 built in electric ovens, 2 x 4 ring ceramic electric hobs with a large stainless steel extractor over, 1 and a half bowl stainless steel sink unit, built in dishwasher, tiled flooring, kick space heater, door to rear porch.

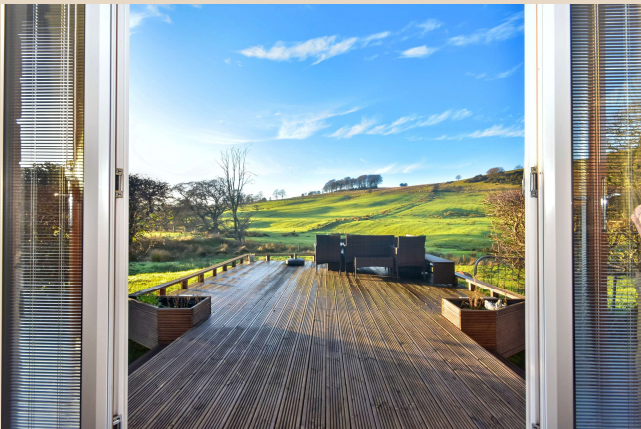
UTILITY ROOM: 2.9m x 2.2m (9'7" x 7'3"); with tiled flooring, base and wall level storage cupboards with complementary working surfaces, plumbed and drained for an automatic washing machine and dryer, central heating boiler, attic access point with drop down ladder.

BEDROOM ONE: 4m x 3.8m (13' x 12'6"); with fitted wardrobes to two walls.

BEDROOM 2: 3.9m x 3.4m (12'11" x 11'1"); with built in wardrobes.

BEDROOM 3: 4m x 3.2m (13'1" x 10'4"); with built in wardrobes, television point.

BATHROOM: with a 4-piece suite comprising a low level W.C. vanity wash hand basin, panel bath, corner shower enclosure with a plumbed shower, heated stainless steel towel rail, fully tiled walls, low voltage lighting.



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OUTSIDE: A tarmac driveway leads to the property and a large parking area/turning circle, along with a good-sized DETACHED GARAGE 5.7m x 5.5m (18'9" x 18'); with power, lighting and up-and-over door. The property is surrounded by gardens which are majority laid to lawn with hedgerows and shrubs surrounding with most adjoining open fields with distant rural views.

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SERVICES: Mains water and electric. Oil fired central heating. Septic tank drainage.

HEATING: Oil fired hot water central heating system complemented by double glazed windows in uPVC frames throughout.

COUNCIL TAX BAND: F

EPC: The energy efficiency rating for this property is D.

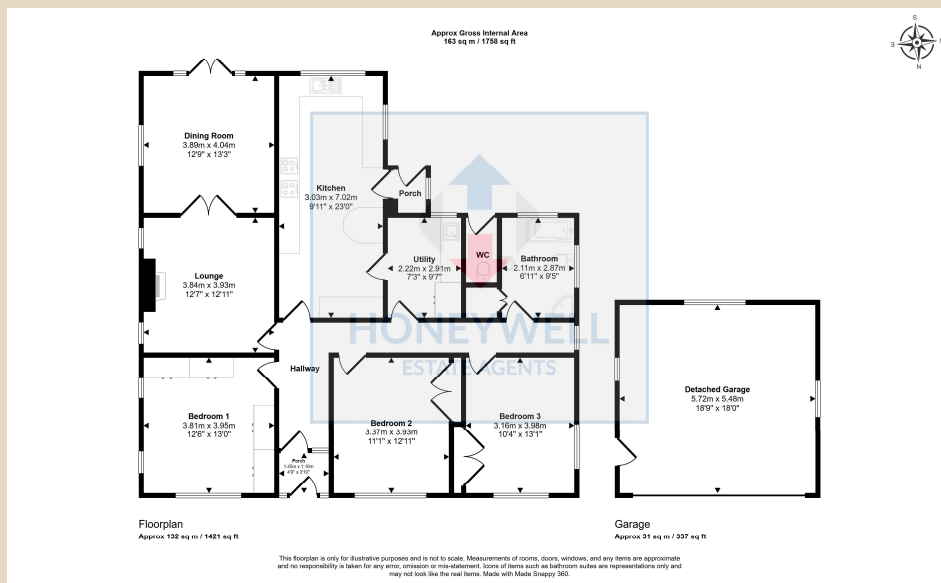


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