



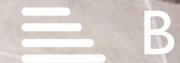
HUNTERS®
HERE TO GET *you* THERE



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GIB LANE, FENISCOLWES

Offers Over £365,000



A superb opportunity to acquire this beautifully presented four-bedroom detached property on the popular Sycamore development in Feniscowles. Finished to a high standard throughout, this modern family home offers spacious and flexible living in a highly desirable semi-rural setting.

The accommodation comprises, entrance hall, ground floor WC, spacious lounge, dining kitchen and utility. From the utility here is access to an integral garage. To the first floor there are four good sized bedrooms, two benefiting from fitted wardrobes, a master en-suite shower room and a fully tiled four piece family bathroom. Externally, the property boasts a two tiered rear garden complete with a luxury hot tub, providing the perfect space for relaxing or hosting friends and family. For security and peace of mind, the home is equipped with a CCTV system and alarm. There is also a double driveway to the front.

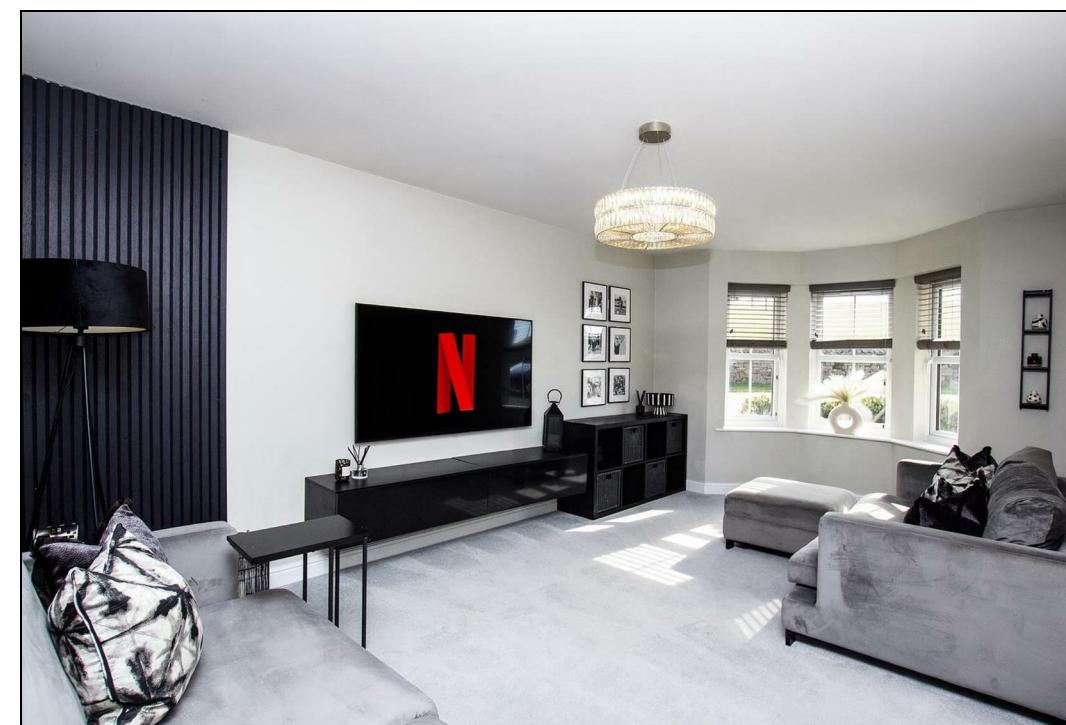
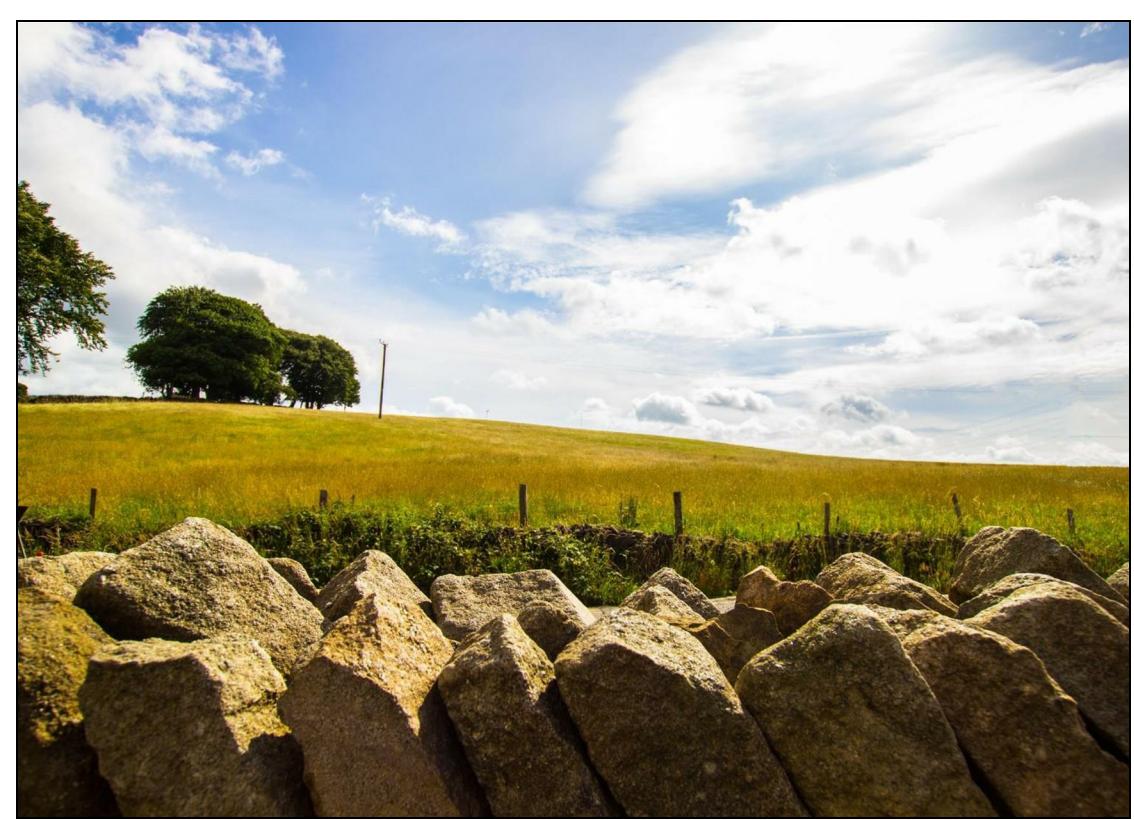
Situated in a sought-after semi-rural location, the property enjoys a peaceful setting while maintaining excellent transport connections. The M65 motorway is easily accessible, making it ideal for commuters, while Feniscowles itself offers local amenities, well-regarded schools, and scenic walks nearby.

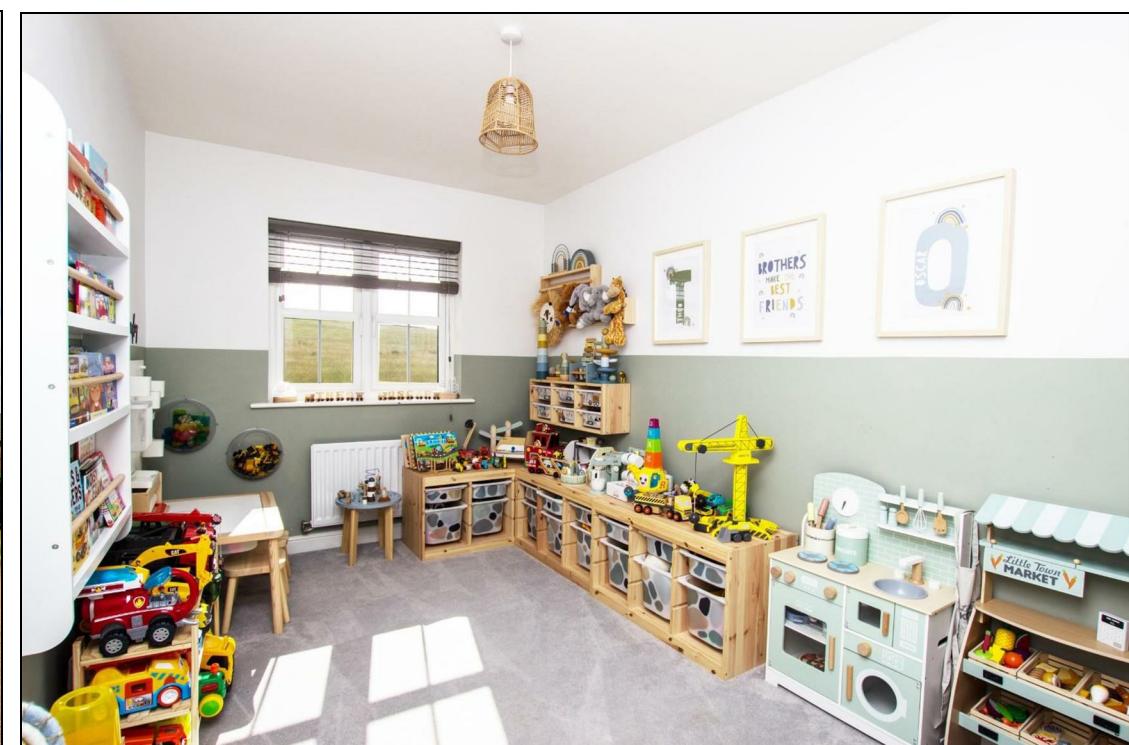
OUR THOUGHTS - *'This exceptional family home seamlessly combines modern style, security, and comfort in an attractive and well-connected area'*

KEY FEATURES

- Stunning 4 Bedroom Detached
- Located On Popular Sycamores Development
- High Quality Dining Kitchen
- Utility & Ground Floor WC
- Four Piece Bathroom & Master En-Suite
- Garage & Double Drive
- Two Tiered Garden With Hot Tub
- Open Country Views To The Front
- Semi Rural Setting
- High Levels Of Interest Expected

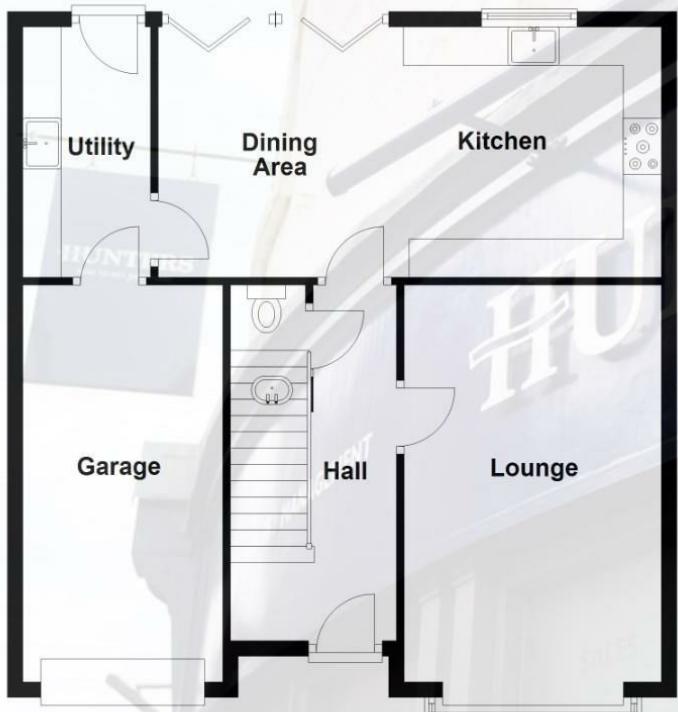






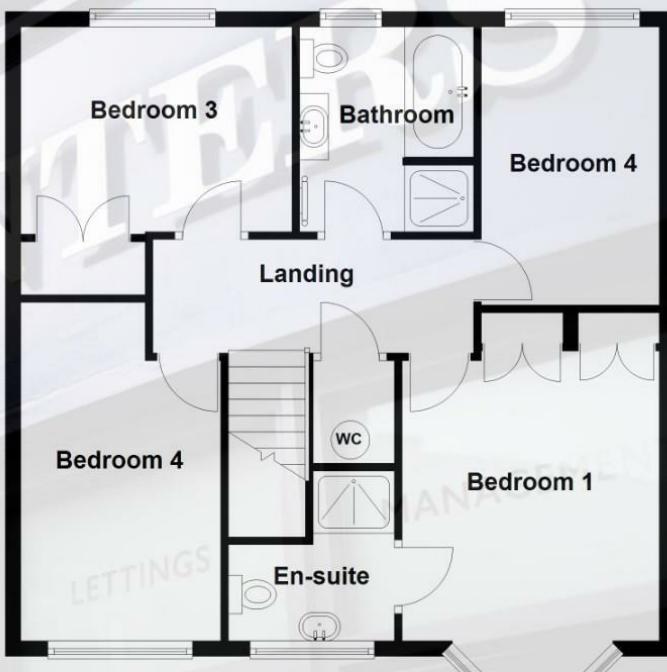
Ground Floor

Approx. 70.4 sq. metres (757.6 sq. feet)



First Floor

Approx. 67.1 sq. metres (722.2 sq. feet)



Total area: approx. 137.5 sq. metres (1479.9 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) 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		

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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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