



13 Annarly Fold

Worsthorne

Offers in the Region of: £269,950



Pendle Hill
Properties



13 Annarly Fold Worsthorpe
**£269,950 Offers in the
Region of**

A great opportunity to purchase this unique three-bedroom semi-detached property located on a quiet cul-de-sac in Worsthorpe briefly comprising a lounge, kitchen, dining room, wc, master bedroom with ensuite, and dressing room, two further double bedrooms, bathroom, rear garden, driveway, and garage.



LOUNGE

A spacious lounge with two large, double-glazed windows overlooking the front and side of the property briefly comprises a central feature multi-fuel fireplace with mantel, laminate flooring, radiator, ceiling light point, and wall light points.

KITCHEN / BREAKFAST ROOM

A fully fitted kitchen with a range of base and wall mounted units with complimentary laminate worktops briefly comprises a freestanding range cooker with four-ring electric hob and overhead extractor, dishwasher, stainless steel sink with mixer tap, tiled splashback, space for a fridge/freezer, under-stair storage, vinyl flooring, radiator, ceiling light point, double-glazed window, and door to the rear.

DINING ROOM

Located to the rear the dining room briefly comprises patio doors to the rear, laminate flooring, radiator, and ceiling light point.

MASTER BEDROOM WITH ENSUITE

A spacious double bedroom located on the first floor with a double-glazed window overlooking the rear of the property briefly comprises an integrated dressing room, carpeted flooring, radiator, and ceiling light point.

The ensuite briefly comprises a walk-in shower cubicle, low-level wc, pedestal sink, bidet, vinyl flooring, ceiling spotlights, and a frosted window.

BEDROOM TWO

Another double bedroom located on the first floor with a double-glazed window overlooking the front of the property briefly comprises carpeted flooring, radiator, and ceiling light point.

BATHROOM

The family bathroom briefly comprises a bath, low-level wc, pedestal sink, towel warmer, tiled flooring, and ceiling spotlights.

BEDROOM THREE

The third bedroom briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the front.

DOWNSTAIRS WC

Located through the hallway the wc briefly comprises a low-level wc, floating basin sink, laminate flooring, and a ceiling light point.

EXTERNAL

To the rear is an attractive private garden boasting multiple patio areas, astro lawn, and surrounding mature shrubs.

The front of the property boasts a garden, multi-vehicle block paved driveway, and provides access to the garage.

ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax Band = D



Ground Floor

Approx. 68.0 sq. metres (731.8 sq. feet)

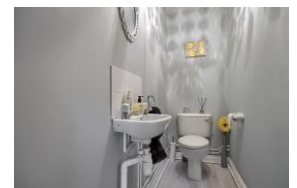


Total area: approx. 119.1 sq. metres (1281.6 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

First Floor

Approx. 51.1 sq. metres (549.8 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Pendle Hill Properties

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