



# 14 Hunters Drive

Ightenhill

Offers in the Region of: £279,950



**Pendle Hill**  
Properties



14 Hunters Drive, Ightenhill  
**£279,950 Offers in the  
Region of**

A four-bedroom detached property located close to local amenities and major transport links briefly comprising a lounge, kitchen, dining room, conservatory, wc, master bedroom with ensuite, three further bedrooms, bathroom, rear garden, garage, and driveway.



### LOUNGE

A spacious lounge with a double-glazed window overlooking the front of the property comprises a central gas fireplace with mantel, carpeted flooring, radiator, and ceiling light point.

### KITCHEN

A fully fitted kitchen with a range of base and wall mounted units with laminate worktops comprising of a four-ring gas hob with overhead extractor, oven and grill, stainless steel sink with mixer tap, tiled splashback, space for a fridge/freezer, washing machine, dryer, and dishwasher, tiled flooring, radiator, ceiling light point, double-glazed window, and door to the rear.

### DINING ROOM

The dining room comprises of a feature central ceiling light point, tiled flooring, radiator, and sliding upvc doors to the conservatory.

### CONSERVATORY

Located through the dining room the conservatory briefly comprises surrounding double-glazed windows, tiled flooring, radiator, ceiling light point, and upvc patio doors to the rear.

### DOWNSTAIRS WC

The downstairs wc comprises a low-level wc, wash basin sink, half-tiled walls, ceiling light point, and a frosted window.

### MASTER BEDROOM WITH EN-SUITE

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

The ensuite briefly comprises a walk-in shower cubicle, low-level wc, storage basin sink, tiled flooring, tiled walls, ceiling light point, and a frosted window.

### BEDROOM TWO

Another spacious bedroom located on the first floor with a double-glazed window overlooking the rear, comprising of carpeted flooring, radiator, and ceiling light point.

### BATHROOM

A family bathroom comprises of a bath with an overhead rainfall shower attachment, floating sink, low-level WC, tiled flooring, towel warmer, double-glazed frosted window, and ceiling spotlights.

### BEDROOM THREE

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

### BEDROOM FOUR

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

### EXTERNAL

To the rear is a fenced-in spacious garden with a lawn space, patio, mature shrub borders, and storage shed.

The front of the property boasts a multi-vehicle driveway with access to the garage, and an attractive front garden.

### ADDITIONAL INFORMATION

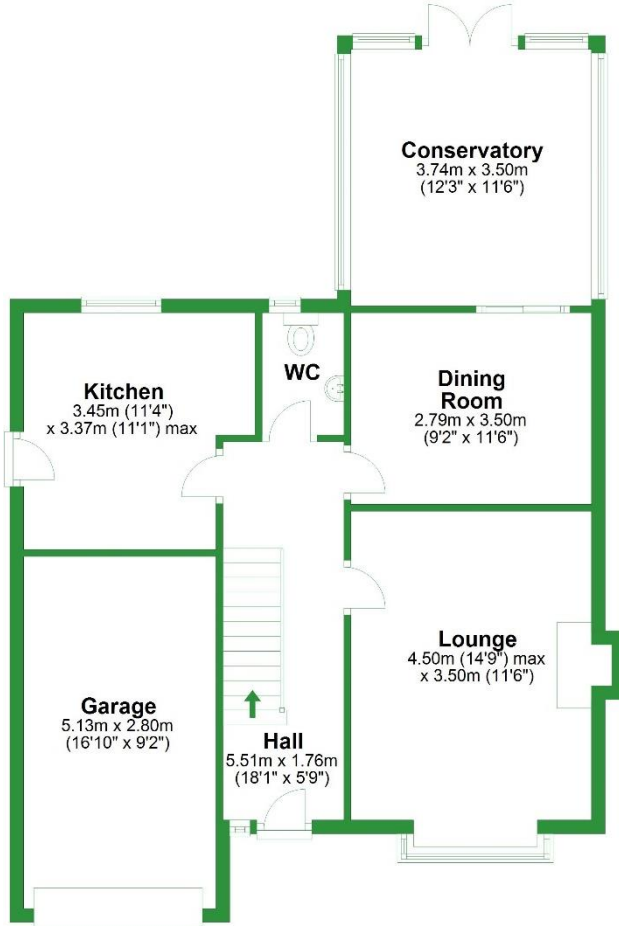
Tenure = Freehold

Council Tax Band = D



## Ground Floor

Approx. 78.4 sq. metres (844.4 sq. feet)

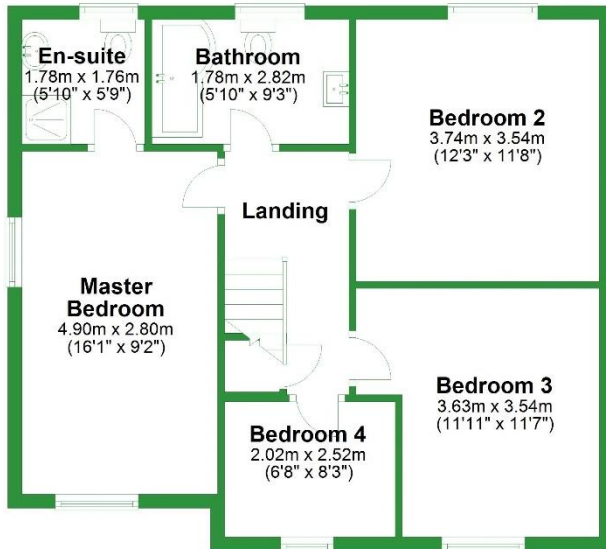


Total area: approx. 137.7 sq. metres (1482.4 sq. feet)

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

## First Floor

Approx. 59.3 sq. metres (638.0 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.



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